



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



September 25, 2023

102

His Excellency, Governor Christopher T. Sununu
and The Honorable Council
State House
Concord, NH 03301

REQUESTED ACTION

Approve Lone Star LLC's request to perform the following work on Sagamore Creek in Rye pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2023-01553, and in accordance with RSA 482-A:3. Comments submitted by the Rye Conservation Commission, stating their approval of the project as proposed, are included in the enclosed documents.

Impact a total of 1086 square feet of tidal resources to include 1020 square feet of tidal waters and 66 square feet of previously-developed 100-foot tidal buffer zone to construct a new 6 foot x 10.8 foot accessway, 6 foot x 120 foot pier, 3 foot x 43 foot ramp, and a 10 foot x 24 foot float with an overall structure length seaward of highest observable tide line of 160 feet, providing two slips on 146.4 feet of frontage on Sagamore Creek.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plans by TFMoran, Inc. dated March 10, 2023, and revised July 14, 2023, and received by the NH Department of Environmental Services (NHDES) on July 17, 2023, in accordance with Env-Wt 307.16
2. This permit shall not be effective until the permittee records this permit at the Rockingham County Registry of Deeds. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the NHDES with a copy of the permit stamped by the registry with the book and page and date of receipt, in accordance with RSA 482-A:3, II and Env-Wt 314.02(b) and (c).
3. Pile installation shall occur between November 15 and March 15, in order to protect anadromous fish, in accordance with Env-Wt 307.10(i) and Env-Wt 311.06(g)
4. The ramp and float portions of residential tidal docks shall be seasonal and removed from the water during the non-boating season, in accordance with Env-Wt 606.06(b).
5. Tidal docking installation shall be done by barge or upland to prevent the driving of construction equipment in or through tidal waters/wetlands or on the bottom of the inter-tidal zone, in accordance with Env-Wt 606.05(b).
6. Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit, in accordance with Env-Wt 307.15(a).
7. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas and in accordance with Env-Wt 307.15.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

8. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
9. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
10. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.

EXPLANATION

NHDES approved this project on August 24, 2023. NHDES supported its decision with the following findings:

1. This project is classified as a major project per Rule Env-Wt 606.17(a)(1), for all new overwater structure construction in tidal waters/wetlands.
2. The approval has been conditioned that the work be performed during the federal dredge window between November 15 - March 15 in accordance with NHF&G recommendations relayed in correspondence dated March 16, 2023, and the requirements of RSA 212-A.
3. The Rye Conservation Commission submitted a letter of support for the project on August 22, 2023.
4. The Department finds that this permit for work to dredge or fill will not 'infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners' and would not be prohibited by RSA 482-A:11, II.
5. The applicant obtained a statement from the Pease Development Authority, Division of Ports and Harbors regarding the projects impact on navigation and passage stating, "[w]e examined the proposed site and found that the structure will have no negative effect on safe navigation in the channel."
6. The Department finds the location, design, and method of construction for this proposed residential tidal dock has been based on the results of the coastal functional assessment, is the least environmentally-impacting practicable alternative, has been certified by a professional engineer as having sufficient structural integrity based on the results of the vulnerability assessment, and will not impede the passage of non-motorized watercraft to a degree that a reasonable person would find objectionable, therefore, the requirements of Rule Env-Wt 606.06(e) have been met
7. The Department finds that the requirements for a public hearing under RSA 482-A do not apply as the project will not have a significant environmental impact, as defined in New Hampshire Administrative Rule Env-Wt 104.19, on the resources protected by RSA 482-A, and, is not of substantial public interest, as defined in New Hampshire Administrative Rule Env-Wt 104.32.
8. A strict application of RSA 482-A:3, XIII would prevent any dockage along the Applicant's 146 foot shoreline.
9. This would unreasonably impede the applicant's right to "wharf out."
10. It is presumed that the legislature did not intend such a result.
11. The applicant's proposed dock and any boat secured to the dock will be many times farther away from the abutter's property than the 20-foot dock setback indicated in A:3, XIII.

His Excellency, Governor Christopher T. Sununu
and The Honorable Council
Page 3 of 3

NHDES Wetlands Bureau permit #2023-01553 application documents are enclosed for review by the Governor and the Executive Council in consideration of this request and in accordance with RSA 482-A:3, II(a), as it is a major project located in New Hampshire public waters.

We respectfully request your approval of this item.

A handwritten signature in black ink, appearing to read "Robert R. Scott", written over a horizontal line.

Robert R. Scott
Commissioner



**STANDARD DREDGE AND FILL
WETLANDS PERMIT APPLICATION**
Water Division/Land Resources Management
Wetlands Bureau

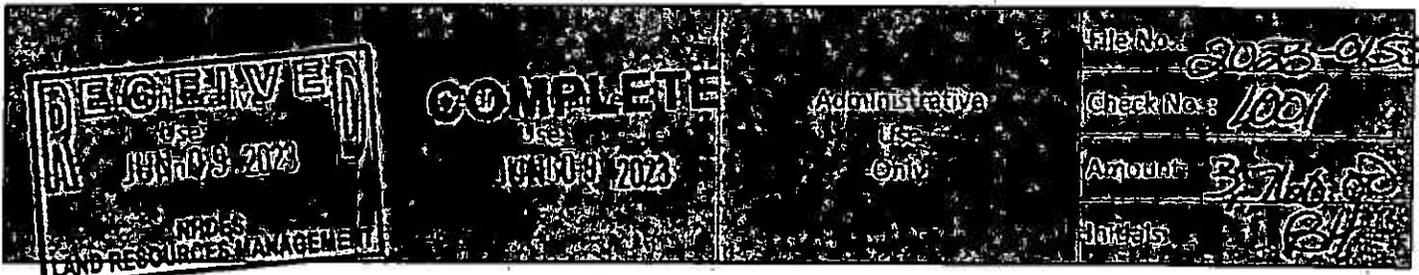


Check the Status of your Application

RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: **Lone Star, LLC**

TOWN NAME: **RYE**



A person may request a waiver of the requirements in 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 306.03, RSA 482-A:3, (d) (2))
Please use the Wetland Permit Planning Tool (WPPT), the Natural Heritage Bureau (NHB) Data Check Tool, the Aquatic Restoration Mapper, or other sources to assist in identifying key features such as priority resource areas (PRAs), protected species or habitat, coastal areas, designated rivers, or designated prime wetlands.

| | |
|--|---|
| Has the required planning been completed? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Does the property contain a PRA? If yes, provide the following information: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| <ul style="list-style-type: none"> Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHFG) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): Marsh Elder, Atlantic & Shortnose Sturgeon NHB Project ID #: NBB23-0706 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| • Bog? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • Floodplain wetland contiguous to a tier 3 or higher watercourse? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| • Designated prime wetland or duly-established 100-foot buffer? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Is the property within a Designated River corridor? If yes, provide the following information: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <ul style="list-style-type: none"> Name of Local River Management Advisory Committee (LAC): N/A A copy of the application was sent to the LAC on Month: 7 Day: 7 Year: 7 | |

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wr3110.1(a))
 If the applicant is a trust, or a company, then complete with the trust or company information.

NAME: **Core Star, LLC**

MAILING ADDRESS: **[REDACTED]**

TOWN/CITY: **[REDACTED]** STATE: **NH** ZIP CODE: **03801**

EMAIL ADDRESS: **Private**

FAX: **Private** PHONE: **Private**

ELECTRONIC COMMUNICATION: By initialing here: **[REDACTED]**, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wr3110.1(g))
 N/A

LAST NAME, FIRST NAME, M.I.: **KIRKBS, KYE, R**

COMPANY NAME: **Timoran, Inc**

MAILING ADDRESS: **170 Commerce Way, Suite 102**

TOWN/CITY: **Portsmouth** STATE: **NH** ZIP CODE: **03801**

EMAIL ADDRESS: **kirkbs@timoran.com**

FAX: **N/A** PHONE: **603-431-2222**

ELECTRONIC COMMUNICATION: By initialing here **KRH**, I hereby authorize NHDES to communicate all matters relative to this application electronically.

SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wr3110.4(b))
 If the owner is a trust or a company, then complete with the trust or company information.

Same as applicant

NAME: **[REDACTED]**

MAILING ADDRESS: **[REDACTED]**

TOWN/CITY: **[REDACTED]** STATE: **[REDACTED]** ZIP CODE: **[REDACTED]**

EMAIL ADDRESS: **[REDACTED]**

FAX: **[REDACTED]** PHONE: **[REDACTED]**

ELECTRONIC COMMUNICATION: By initialing here **[REDACTED]**, I hereby authorize NHDES to communicate all matters relative to this application electronically.

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):

Please see attached supplemental document entitled, "SECTION 7 - Resource Specific Criteria."

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: Month: Day: Year:

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-WR 3110-(g))
 For each jurisdictional area that will be/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) (i.e. work was started or completed without a permit).
 For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. Please note, installation of a stream crossing on an ephemeral stream may be undertaken without a permit (per Rule Env-WR 309.02(f)), however other dredge or fill impacts should be included below.
 For perennial streams/rivers, the linear footage of impacts is calculated by summing the lengths of disturbances to the channel and bank.
 Permanent impacts are impacts that will remain after the project is complete (e.g. changes in grade or surface materials).
 Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

| JURISDICTIONAL AREA | | PERMANENT | | | TEMPORARY | | |
|---------------------|--|-------------|----|-----|-----------|----|-----|
| | | SF | LF | ATF | SF | LF | ATF |
| Wetlands | Forested Wetland | | | 1 | | | 1 |
| | Scrub-shrub Wetland | | | 1 | | | 1 |
| | Emergent Wetland | | | 1 | | | 1 |
| | Wet Meadow | | | 1 | | | 1 |
| | Vernal Pool | | | 1 | | | 1 |
| | Designated Prime Wetland | | | 1 | | | 1 |
| | Duly-established 100-foot Prime Wetland Buffer | | | 1 | | | 1 |
| Surface Water | Intermittent / Ephemeral Stream | | 1 | 1 | | 1 | 1 |
| | Perennial Stream or River | | 1 | 1 | | 1 | 1 |
| | Lake / Pond | | 1 | 1 | | 1 | 1 |
| | Docking - Lake / Pond | | 1 | 1 | | 1 | 1 |
| | Docking - River | | 1 | 1 | | 1 | 1 |
| Banks | Bank - Intermittent Stream | | 1 | 1 | | 1 | 1 |
| | Bank - Perennial Stream / River | | 1 | 1 | | 1 | 1 |
| | Bank / Shoreline - Lake / Pond | | 1 | 1 | | 1 | 1 |
| Tidal | Tidal Waters | | 1 | 1 | | 1 | 1 |
| | Tidal Marsh | | 1 | 1 | | 1 | 1 |
| | Sand Dune | | 1 | 1 | | 1 | 1 |
| | Undeveloped Tidal Buffer Zone (TBZ) | | | 1 | | | 1 |
| | Previously-developed TBZ | 56 | | 1 | | | 1 |
| | Docking - Tidal Water | 1020 | | 1 | | | 1 |
| TOTAL | | 1086 | | | | | |

SECTION 12 - APPLICATION FEE (RSA 482-A:3, J)

| |
|--|
| <input checked="" type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400. |
| <input type="checkbox"/> NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions). |
| <input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below: |
| Permanent and temporary (non-docking): N/A SF × \$0.40 = \$ N/A |
| Seasonal docking structure: 360 SF × \$2.00 = \$ 720 |
| Permanent docking structure: 560 SF × \$4.00 = \$ 2,240 |
| Projects proposing shoreline structures (including docks) add \$400 = \$ 400 |
| Total = \$ 3,760.00 |
| The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 3,760.00 |

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:
MBR
KRH

To the best of the signer's knowledge and belief, all required notifications have been provided.

Initials:
MBR
KRH

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:
MBR
KRH

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 joint board of licensure and certification established by RSA 310-A:1.
- The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.
- The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.

Initials:
MBR
KRH

If the applicant is not the owner of the property, each property owner 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): <i>[Signature]</i> | PRINT NAME LEGIBLY: Martha Masello | DATE: 6/1/23 |
| SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): | PRINT NAME LEGIBLY: | DATE: |
| SIGNATURE (AGENT, IF APPLICABLE): <i>[Signature]</i> | PRINT NAME LEGIBLY: Kyra Higgins | DATE: 6/5/23 |

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/city indicated below.

| | |
|--|--------------------------------------|
| TOWN/CITY CLERK SIGNATURE: <i>[Signature]</i> | PRINT NAME LEGIBLY: Amy Thibodeau |
| TOWN/CITY: Rye | DATE: 6-10-2023 |

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. Make check or money order payable to "Treasurer – State of NH".



Town of Rye Tax Map

125 Wentworth Road, Rye

1 inch = 275 Feet



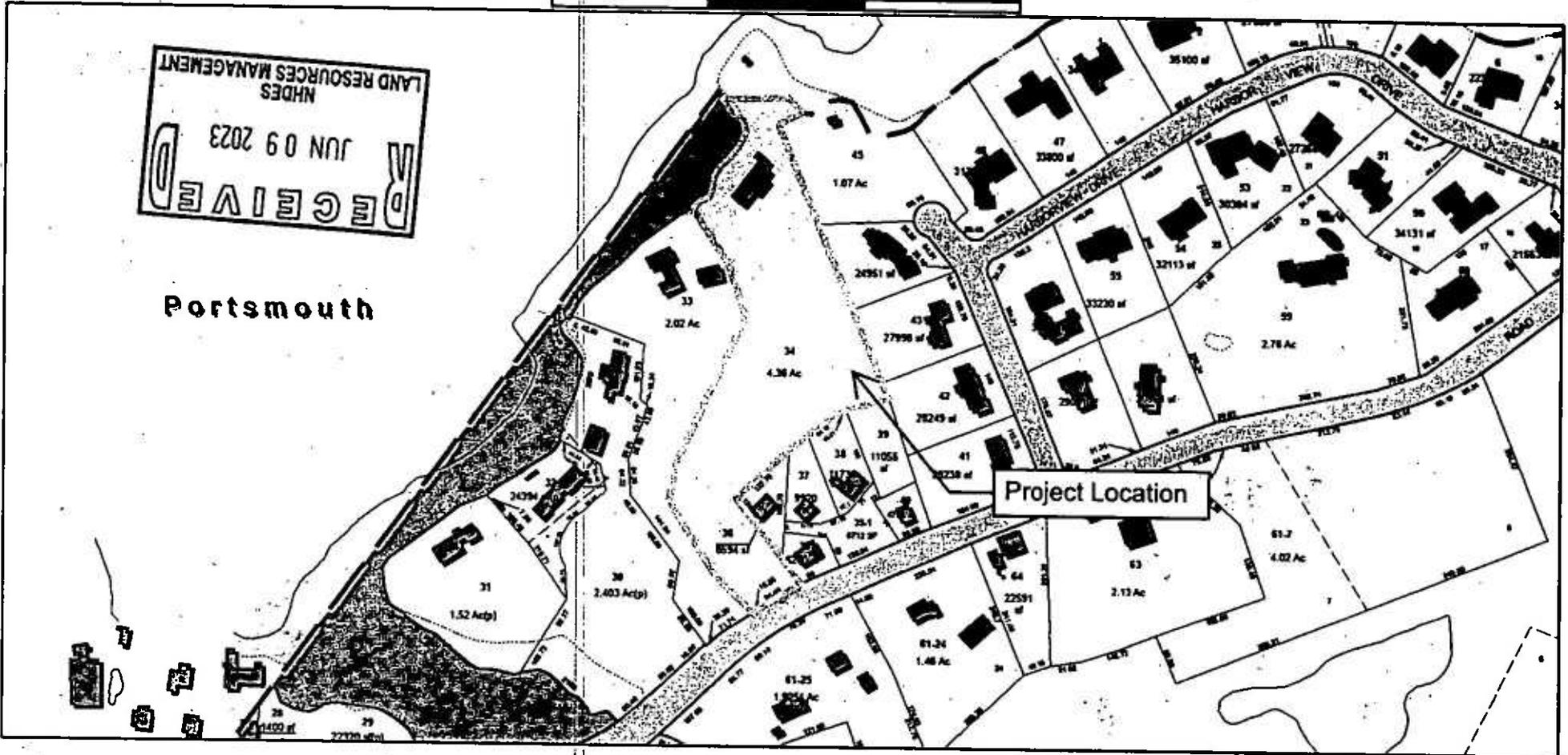
April 10, 2023

www.cai-tech.com



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JUN 09 2023
NHDES LAND RESOURCES MANAGEMENT

Portsmouth



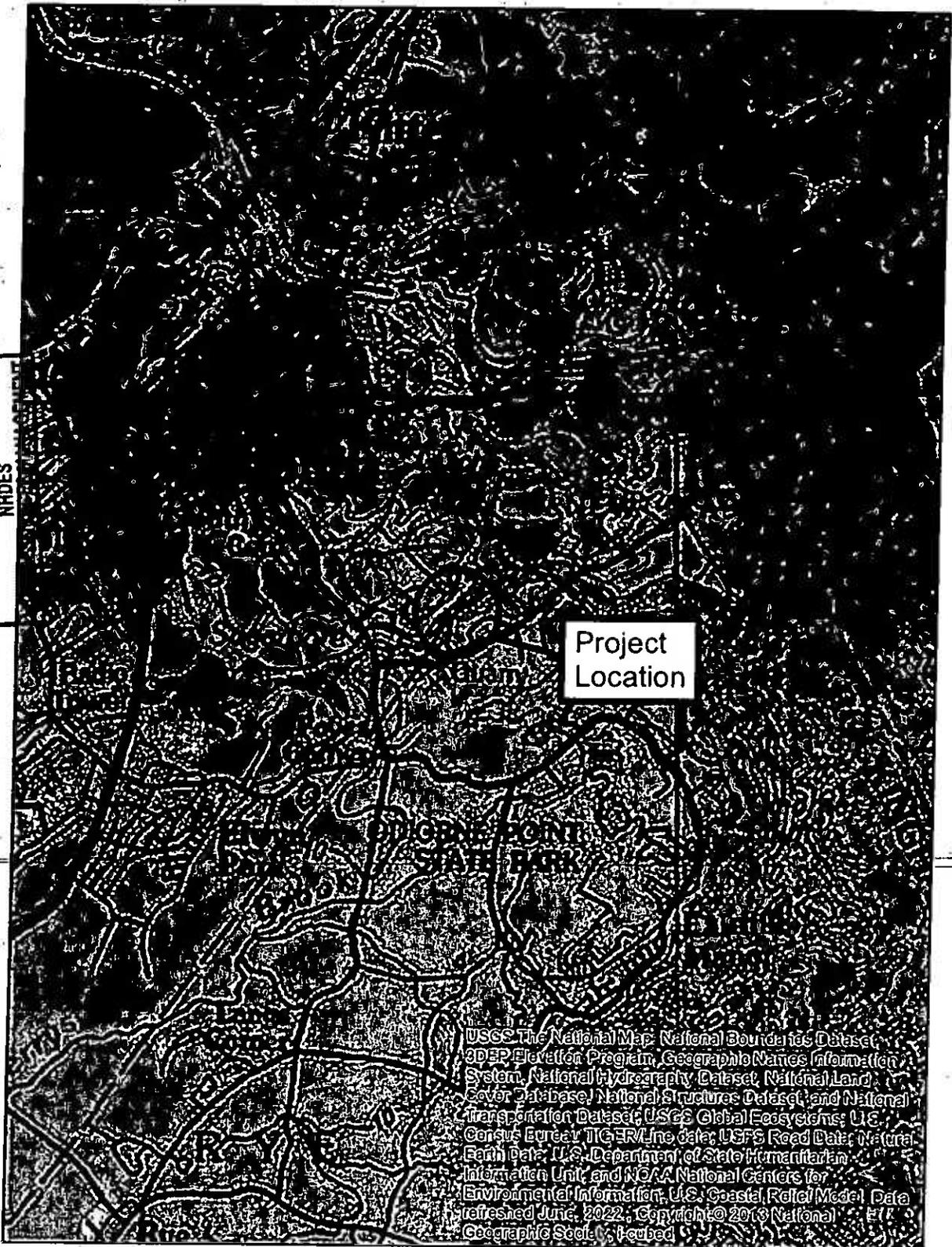
| | | | | | | | |
|--|---------------|--|---------------|--|---------------------|--|-------------|
| | Water-poly | | BuildingPolys | | Wetland | | Public Road |
| | Right of Ways | | Right of Way | | Water - planimetric | | Town Line |
| | Pools | | Tract Line | | Property Line | | |

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

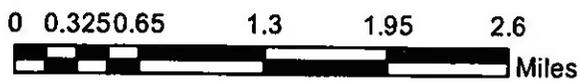
USGS Map - Project Location

Scale: 1:24,000

RECEIVED
JUN 09 2023
NHDES



USGS The National Map, National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information; U.S. Coastal Relief Model Data refreshed June, 2022. Copyright © 2013 National Geographic Society. Reused





The State of New Hampshire
**Department of Environmental
Services**



Robert R. Scott, Commissioner

This application contains confidential information from the NH Natural Heritage Bureau (NHB) Datacheck tool provided by the NH Department of Natural and Cultural Resources, NHB. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Pamela G. Monroe, Legal Unit Administrator, NH Department of Environmental Services, at: pamela.g.monroe@des.nh.gov, or (603) 271-3137.



**RYE CONSERVATION COMMISSION
10 CENTRAL ROAD
RYE, NH 03870**

August 21, 2023

RE: 125 Wentworth Road, Tax Map 24 Lot 34, Owner: Lone Star LLC

The Rye Conservation Commission (RCC) conducted a site walk at 125 Wentworth Road on July 20, 2023 to look at a project that calls for the installation of a new residential tidal dock structure in Witches Creek. The property has 225-feet of water frontage.

The proposed dock will be 160-feet long and 54-feet wide, including the seasonal float. The seasonal, floating portions of the dock – the gangway and the float – will be removed each year before November 15th and not put back in the water until after May 15th due to sturgeon migration.

66 square feet of the previously developed upland tidal buffer zone and 1,020 square feet of the tidal surface waters on-site will be permanently impacted.

The size of the dock is limited by the New Hampshire Department of Environmental Services (NHDES) requirement that a dock take up no more than 25% of a waterway at low tide.

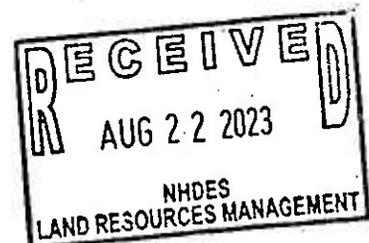
There are no aquatic beds or emergent vegetation in the work area, just algae.

~~The work will be performed from a barge located in Witches Creek. The upland components of the work will be completed from the shore. Construction to be performed between November 15 and March 15 to avoid impacting Atlantic and Short Nosed Sturgeon migration.~~

The abutter to the west, 129 Wentworth Road, has a dock. The proposed dock at 125 Wentworth will be located closer to the jetty structure to the east of 125 Wentworth than the existing dock at 129 Wentworth Road. The new dock will start approximately 35-feet to 40-feet from a PVC pipe located near the slope of the creek bed.

The dock is guaranteed through the year 2150 regarding sea level rise and climate change. Some repairs will be needed before then, but complete replacement will not need to occur until 2150.

Existing riprap along the edge of the creek will remain.



Many approvals are needed prior to commencing this project, including the Army Corps of Engineers, the Fish and Wildlife Service, the Heritage Bureau, the National Oceanic and Atmospheric Administration, and the Division of Historic Resources.

The Rye Conservation Commission supports the project as presented.

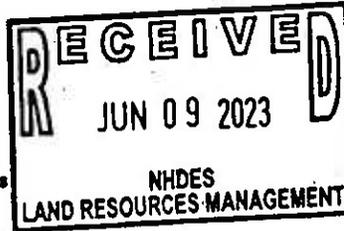
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Susan Shepcaro", with a long horizontal flourish extending to the right.

Susan Shepcaro, Clerk



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists



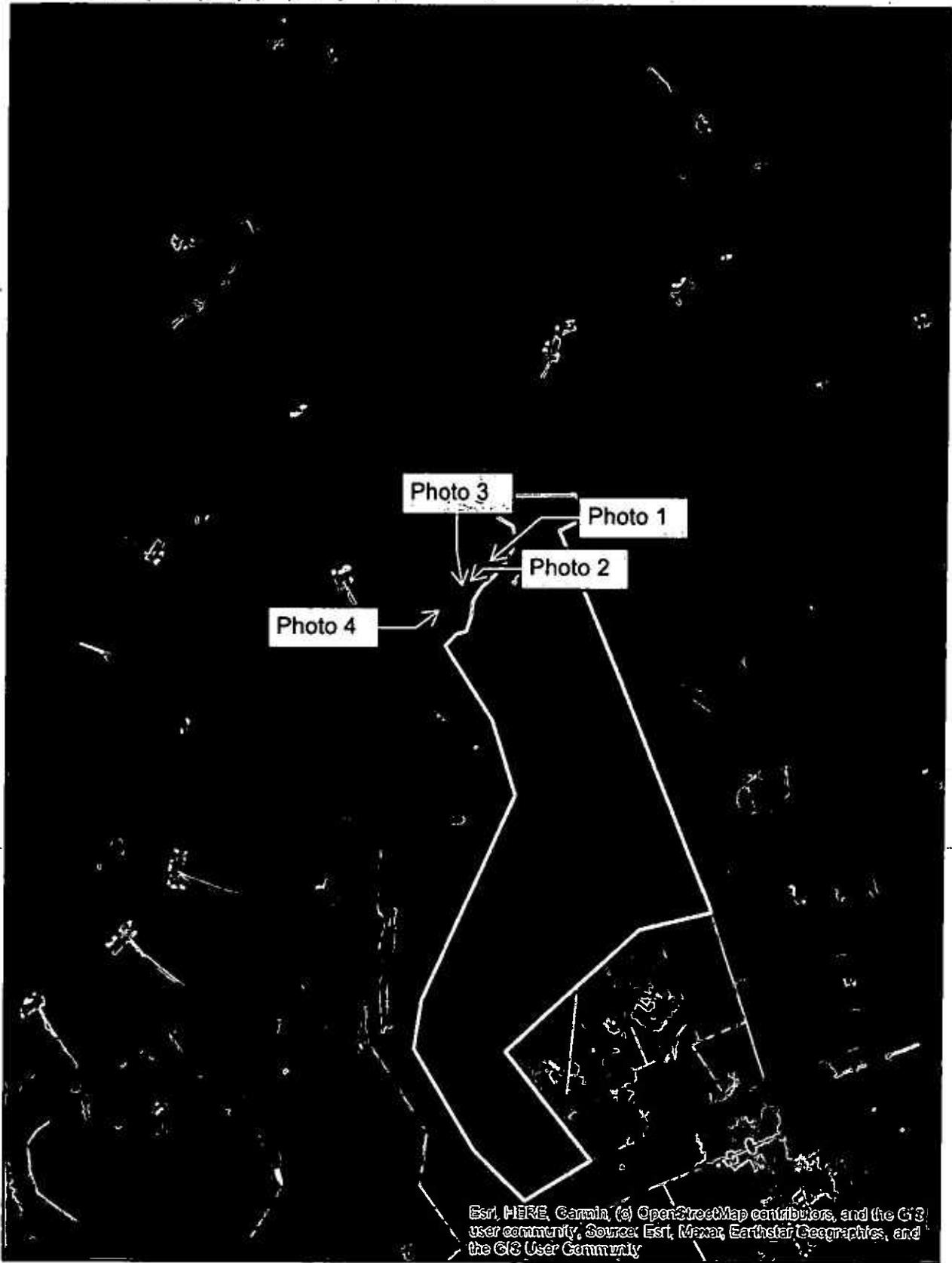
Abutters List

Lone Star, LLC Proposed Residential Tidal Dock
 125 Wentworth Road, Rye, NH 03870

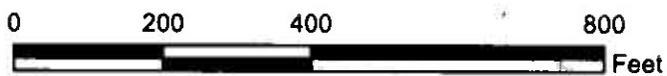
03.14.23
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| Assessors Map | | Abutter Name | Mailing Address |
|------------------------------------|--------|-----------------------------------|--|
| Map | Lot | | |
| LOCUS | 34 | LONE STAR, LLC | 2 |
| 24 | 30 | SPLIT ROCK COVE FAMILY TRUST | |
| 24 | 33 | SONNABEND CICCOLO TRUST | |
| 24 | 35 | EDWIN K. HARDING IV | |
| 24 | 35-001 | DEBBIE ORLOFF | |
| 24 | 36 | STEVEN MANSEAU, DENISE MANSEAU | |
| 24 | 37 | MEGHAN MASSAUA | |
| 24 | 38 | NANCY B. WOLF, MARIE A. CASH | |
| 24 | 39 | WILLIAM T. CASSIDY REV. TRUST | |
| 24 | 42 | FEHRNSTROM REV. TRUST | |
| 24 | 43 | HOLT REV. TRUST OF 2007 | |
| 24 | 44 | MARIANNE M. LYNCH REV. TRUST | |
| 24 | 45 | DAVID A. COLE, ANDREW J. COLE | |
| 24 | 61-24 | ICE HOUSE REALTY TRUST | |
| 24 | 61-25 | 120 WENTWORTH ROAD SPE, LLC | |
| Civil Engineers / Surveyor | | TFMoran, Inc. | 170 Commerce Way - Suite 102 Portsmouth, NH 03801 |
| Environmental / Wetlands Scientist | | Kyra Higgins | 170 Commerce Way - Suite 102 Portsmouth, NH 03801 |
| Architect | | Riverside & Pickering Contractors | 34 Patterson Lane Newington, NH 03801 |

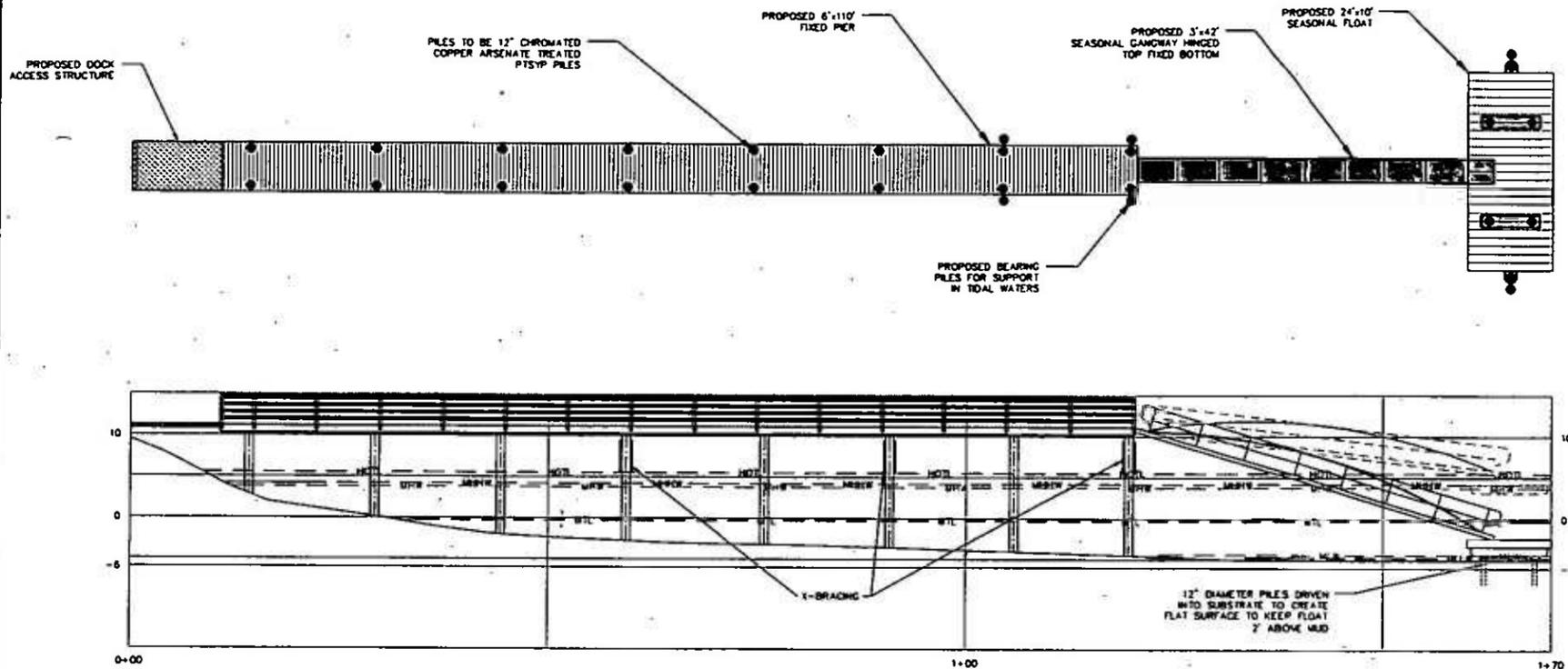
Photo Orientation Key



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DeLorme, Earthstar Geographics, and the GIS User Community

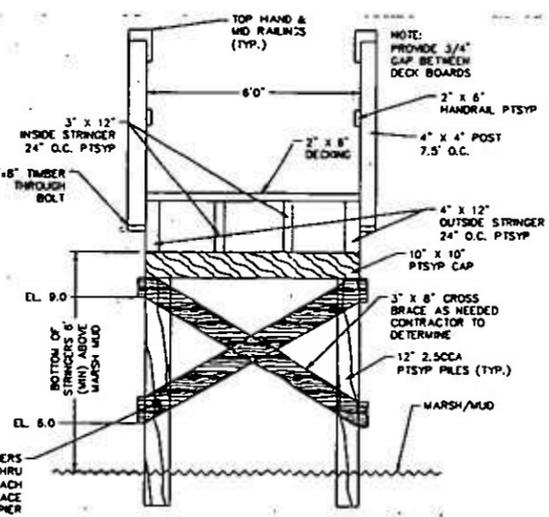


JUL 14, 2023 - 8:58am
 F:\MISC Projects\17276-51 - Wentworth Road - Rye\17276-51 - Lone Star, LLC - 125 Wentworth Rd, Rye\Design\PRODUCTION DRAWINGS\17276-51 DOCK.dwg

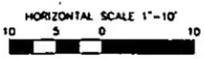


PROPOSED DOCK PROFILE

| TIDAL ELEVATIONS | |
|------------------|-------|
| | 2023 |
| HOTL | 5.50 |
| MHHW | 4.39 |
| MHW | 3.97 |
| MTL | -0.35 |
| MLW | -4.66 |
| MLLW | -5.00 |



PROPOSED PIER DETAIL NTS



NOTES

SEQUENCE OF CONSTRUCTION

1. THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE INITIATION OF CONSTRUCTION NOTIFICATION FORM NO MORE THAN 7 DAYS PRIOR TO COMMENCING THE CONSTRUCTION ACTIVITIES.
2. MOBILIZATION OF CRANE BARGE, PUSH BOAT, WORK SKIFF, MATERIALS, AND PREFABRICATED COMPONENTS, INCLUDING THE GANGWAY AND FLOAT WILL BE TRANSFERRED TO THE PROJECT AREA.
3. THE BARGE WILL BE POSITIONED ADJACENT TO THE EXISTING DOCKING STRUCTURE AND BEYOND THE LIMITS OF ANY EMERGENT VEGETATION.
4. THE PROJECT WILL COMMENCE AT LOW TIDE TO MINIMIZE EROSION AND TURBIDITY.
5. USING THE SAME MECHANICAL VIBRATORY TECHNIQUE, THE NEW PILES WILL BE DRIVEN UNTIL REFUSAL. EACH NEW PILE WILL BE LOCATED AS DEPICTED ON THE APPROVED PLANS ASSOCIATED WITH THE APPROVED NHDES WETLANDS PERMIT.
6. ONCE THE PILING IS SET, THEY ARE CUT AND BEAM CAPS ARE INSTALLED AND THE DECKING IS INSTALLED.
7. THE GANGWAY AND THE FLOAT IS LIFTED FROM THE BARGE AND SECURED TO THE PERMANENT DOCKING STRUCTURE.
8. ANY DISTURBED SOILS WITHIN THE PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE WILL BE SEEDED WITH A SHORELINE SEED MIX THAT INCLUDES SPECIES TOLERANT OF SALT AND SANDY SOILS.
9. DURING HIGH TIDE THE BARGE WILL RETREAT FROM THE AREA WITH THE EXISTING DOCKING STRUCTURE MATERIALS.
10. UPON COMPLETING THE PROJECT, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE COMPLETION OF CONSTRUCTION NOTICE AND CERTIFICATE OF COMPLIANCE FORM.

DISCHARGES AVOIDANCE, MINIMIZATION AND MITIGATION

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES AS SECONDARY IMPACTS. IF NOT SPECIFICALLY AUTHORIZED BY USACE AND NHDES, ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CMA. UNLESS SPECIFICALLY AUTHORIZED BY USACE AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

HEAVY EQUIPMENT IN TIDAL WETLANDS

HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WORKING IN WETLANDS SHALL NOT BE STORED, MAINTAINED, OR REPAIRED IN WETLANDS, UNLESS IT IS LESS ENVIRONMENTALLY DAMAGING OTHERWISE, AND AS MUCH AS POSSIBLE SHALL NOT BE OPERATED WITHIN THE INTERTIDAL ZONE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN THE WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (LGP) OR SHALL NOT BE LOCATED DIRECTLY ON WETLAND SOILS AND VEGETATION; IT SHALL BE LACED ON SWAMP MATS THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. SWAMP MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING IN A WETLAND. DRAGGING SWAMP MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE LESS IMPACTING AND ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. SIMILARLY, NOT USING MATS DURING FROZEN, DRY OR OTHER CONDITIONS MAY BE ALLOWED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. CORDOURY ROADS AND SWAMP/CONSTRUCTION MATS ARE CONSIDERED AS FILL WHETHER THEY'RE INSTALLED TEMPORARILY OR PERMANENTLY.

TIME OF YEAR WORK WINDOW AND NOISE RESTRICTIONS

1. PILES INSTALLED IN-DRY DURING LOW WATER OR IN-WATER BETWEEN NOV. 15TH - MARCH 15TH, OR
2. MUST BE DRILLED AND PINNED TO LEDGE, OR
3. VIBRATORY HAMMERS USED TO INSTALL ANY SIZE AND QUANTITY OF WOOD, CONCRETE OR STEEL PILES, OR
4. IMPACT HAMMERS LIMITED TO ONE HAMMER AND <50 PILES INSTALLED/DAY WITH THE FOLLOWING WOOD PILES OF ANY SIZE, CONCRETE PILES < 18-INCHES DIAMETER, STEEL PILES 12-INCHES DIAMETER IF THE HAMMER IS <3000 LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE FOR 2-4 ABOVE.
5. IN-WATER NOISE LEVELS SHALL NOT >187dB SEL RE 1/100 OR 205dB PEAK RE 1/100 AT A DISTANCE >10M FROM THE PILE BEING INSTALLED AND
6. IN-WATER NOISE LEVELS >155dB PEAK RE 1/100 SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON ANY GIVEN DAY AND A 12-HOUR RECOVERY PERIOD (I.E. IN-WATER NOISE BELOW 135dB PEAK RE 1/100) MUST BE PROVIDED BETWEEN WORK DAYS.

WORK SITE RESTORATION

1. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND.
2. THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREA IS PROHIBITED.
3. IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED.
4. WETLAND AREAS WHERE PERMANENT DISTURBANCE IS NOT AUTHORIZED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION, WHICH UNDER NO CIRCUMSTANCES SHALL BE HIGHER THAN THE PRE-CONSTRUCTION ELEVATION. ORIGINAL CONDITION MEANS CAREFUL PROTECTION AND/OR REMOVAL OF EXISTING SOIL AND VEGETATION, AND REPLACEMENT BACK TO THE ORIGINAL LOCATION SUCH THAT THE ORIGINAL SOIL LAYERING AND VEGETATION SCHEMES ARE APPROXIMATELY THE SAME.

SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OR COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

SPAWNING AREAS

DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL TIMES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MADHUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E. EFN FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NMFS WEBSITE AT WWW.NMFS.NOAA.GOV/HCD.

INSPECTIONS

THE PERMITEE SHALL ALLOW THE CORPS AND NHDES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND NHDES MAY ALSO REQUIRE POST-CONSTRUCTION ENGINEERING DRAWINGS FOR COMPLETED WORK, AND POST-DREDGING SURVEY DRAWINGS FOR ANY DREDGING WORK.

SITE DEVELOPMENT PLANS

TAX MAP 24 LOT 34
DOCK DETAILS
 LONE STAR, LLC
 125 WENTWORTH ROAD
 RYE, NEW HAMPSHIRE
 OWNED BY
 LONE STAR, LLC

1"=20' (11"x17")
 SCALE: 1"=10' (22"x34")

MARCH 10, 2023

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| REV | DATE | DESCRIPTION | BY | CHK |
|-----|-----------|-----------------------------------|-----|-----|
| 1 | 7/14/2023 | REVISED FOR ADDITION OF X-BRACING | BCH | JCC |
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TFM

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