



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

Robert R. Scott, Commissioner



mac

August 26, 2025

Her Excellency, Governor Kelly A. Ayotte
and The Honorable Council
State House
Concord, NH 03301

REQUESTED ACTION

Approve Kathryn and Stephen A. Singlar's request to perform the following work on Piscataqua River in Portsmouth pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2024-03299, and in accordance with RSA 482-A:3. No comments were submitted by the Portsmouth Conservation Commission regarding the project as proposed.

Impact a 1,449 total of square feet of tidal resources to include 500 square feet of tidal waters and 806 square feet of previously-developed 100-foot tidal buffer zone to replace a timber bulkhead with a precast concrete retaining wall, remove an existing pier, and construct a new 6 foot x 30 foot pier, a 3 foot x 40 foot ramp, and a 10 foot x 20 foot float with an overall structure length seaward of the highest observable tide line of 87 feet along 63 linear feet frontage on the Piscataqua River.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved revised plans by Civilworks New England dated April 4, 2025 and the 'Retaining Wall Replacement Wall' plan by SFC Engineering dated May 1, 2024, as received by the NH Department of Environmental Services (NHDES) on May 19, 2025, 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. In accordance with Env-Wt 609.10(b)(4), all work on the wall shall be done at low tide when the work area is fully exposed.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

7. Heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit, in accordance with Env-Wt 307.15(a).
8. 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.
9. 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.
10. 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.
11. 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 July 25, 2025. 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. NHDES 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.
3. Per Rule Env-Wt 311.06(h), the Portsmouth Conservation Commission did not provide comments on the proposed project.
4. The approval has been conditioned that the work be performed during the federal dredge window between November 15 - March 15 or during dry conditions in accordance with NHF&G recommendations relayed in correspondence dated September 9, 2024, and the requirements of RSA 212-A.
5. NHDES 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.

6. 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."
7. NHDES received notarized written consent, signed by the property owner and the affected abutting property owner authorizing the boat docking facility to be located closer than 20 feet from an abutter's property line tidal waters as required in accordance with RSA 482-A:3, XIII,(c).
8. NHDES finds that the requirements for a public hearing, as established in 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.

NHDES Wetlands Bureau permit #2024-03299 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.



Robert R. Scott
Commissioner



STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management
[Check the Status of your Application](#)



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

APPLICANT'S NAME: Stephen & Kathryn Singlar TOWN NAME: Portsmouth

	Administrative Use Only	Administrative Use Only	File No.: 2024-03-299
			Check No.: 10433
			Amount: 2526
			Initials:

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 306.05; RSA 482-A:3, I(d)(2))

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [Priority Resource Areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> 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. • Protected species or habitat? <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): [REDACTED] ○ NHB Project ID #: [REDACTED] • Bog? [REDACTED] • Floodplain wetland contiguous to a tier 3 or higher watercourse? • Designated prime wetland or duly-established 100-foot buffer? • Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? 	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Yes <input checked="" type="radio"/> No <input checked="" type="radio"/> Yes <input type="radio"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="radio"/> Yes <input checked="" type="radio"/> No
<ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): • A copy of the application was sent to the LAC on Month: Day: Year: 	

For dredging projects, is the subject property contaminated? • If yes, list contaminant: NA	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="radio"/> Yes <input checked="" type="radio"/> No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	
SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(i)) Provide a description of the project and the purpose of the project, the need for the proposed impacts to jurisdictional areas, an outline-of the scope of work to be performed, and whether impacts are temporary or permanent.	
<p>The owner proposes to replace the timber bulkhead with a 63' long, precast concrete block retaining wall in the same location and height. The timber dock will also be replaced with a 6'x30' pier, 3'x40' gangway and 10'x20' float resting on float stops at low tide. The dock will have somewhat increased setback from the northern riparian line. The north abutter has provided consent for the dock replacement as shown in proximity to the riparian line. Existing stone riprap extends out approximately 28' from the bulkhead and most of the dock construction will be over this riprap.</p> <p>Wall replacement is anticipated to be performed from shore. Dock replacement will be performed with barge-based equipment. All work to be performed in the dry utilizing low tides, with erosion controls and a turbidity curtain.</p>	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 43 Holmes Court	
TOWN/CITY: Portsmouth	
TAX MAP/BLOCK/LOT/UNIT: 101/14	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <input type="checkbox"/> N/A Piscataqua River	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))			
If the applicant is a trust or a company, then complete with the trust or company information.			
NAME: Stephen & Kathryn Singlar			
MAILING ADDRESS: [REDACTED]			
TOWN/CITY: [REDACTED]		STATE: [REDACTED]	ZIP CODE: [REDACTED]
EMAIL ADDRESS: [REDACTED]			
FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))			
<input type="checkbox"/> N/A			
LAST NAME, FIRST NAME, M.I.: Mellor, Duncan			
COMPANY NAME: Civilworks New England			
MAILING ADDRESS: PO Box 1166			
TOWN/CITY: Dover		STATE: NH	ZIP CODE: 03821
EMAIL ADDRESS: dmellor@civilworksne.com			
FAX:		PHONE: 603-749-0443	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))			
If the owner is a trust or a company, then complete with the trust or company information.			
<input checked="" type="checkbox"/> Same as applicant			
NAME:			
MAILING ADDRESS:			
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL ADDRESS:			
FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.			

<p>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))</p> <p>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):</p> <p>See attached Env-Wt responses. The project meet the specified plan requirements by Env-Wt 311.03(b)(4). Env-Wt 600: The required CFA and Vulnerability Assessment are attached. The Project design narrative, design plans are in compliance with Env-Wt 603.06 & 603.07. Env-Wt 700: The required information and Map detailing are in compliance. Env-Wt 800: This project does not require a compensatory mitigation as specified in Env-Wt 313.04 (a)(2).</p>
<p>SECTION 8 - AVOIDANCE AND MINIMIZATION</p> <p>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)).*</p> <p>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.</p> <p><i>*See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.</i></p>
<p>SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)</p> <p>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.</p> <p>Mitigation Pre-Application Meeting Date: Month: Day: Year:</p> <p><input checked="" type="checkbox"/> N/A - Mitigation is not required</p>
<p>SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)</p> <p>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: <input type="checkbox"/> I confirm submittal.</p> <p><input checked="" type="checkbox"/> N/A – Compensatory mitigation is not required</p>
<p>SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))</p> <p>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).</p>

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 in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent (PERM.) impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary (TEMP.) impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERM. SF	PERM. LF	PERM. ATF	TEMP. SF	TEMP. LF	TEMP. ATF
Wetlands	Forested Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ	316	63	<input type="checkbox"/>	490	52	<input type="checkbox"/>
	Docking - Tidal Water	500	10	<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		816	73		490	52	

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

MINIMUM IMPACT FEE: Flat fee of \$400.

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).

MINOR OR MAJOR IMPACT FEE: Calculate using the table below:

Permanent and temporary (non-docking): 316 SF × \$0.40 = \$ 126.

Seasonal docking structure: SF × \$2.00 = \$

Permanent docking structure: 500 SF × \$4.00 = \$ 2000

Projects proposing shoreline structures (including docks) add \$400 = \$ 400

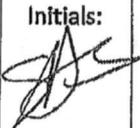
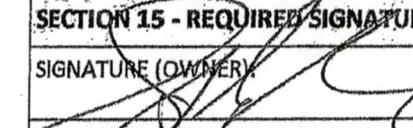
Total = \$ 2526.

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 2526

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

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

des.nh.gov

SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)		
Indicate the project classification.		
<input type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input checked="" type="checkbox"/> Major Project
SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)		
Initial each box below to certify:		
Initials: 	To the best of the signer's knowledge and belief, all required notifications have been provided.	
Initials: 	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: 	<p>The signer understands that:</p> <ul style="list-style-type: none"> The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> Deny the application. Revoke any approval that is granted based on the information. 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. 	
Initials:	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): 	PRINT NAME LEGIBLY: Stephen A. Singlar	DATE: 10/30/24
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: DUNCAN MELLOR, PE	DATE: 11-4-24
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: Catherine Givara	PRINT NAME LEGIBLY: Catherine Givara	
TOWN/CITY: Portsmouth	DATE: 11/5/24	

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".



Property Information

Property ID 0101-0014-0000
 Location 43 HOLMES CT
 Owner SINGLAR STEPHEN A & KATHRYN L

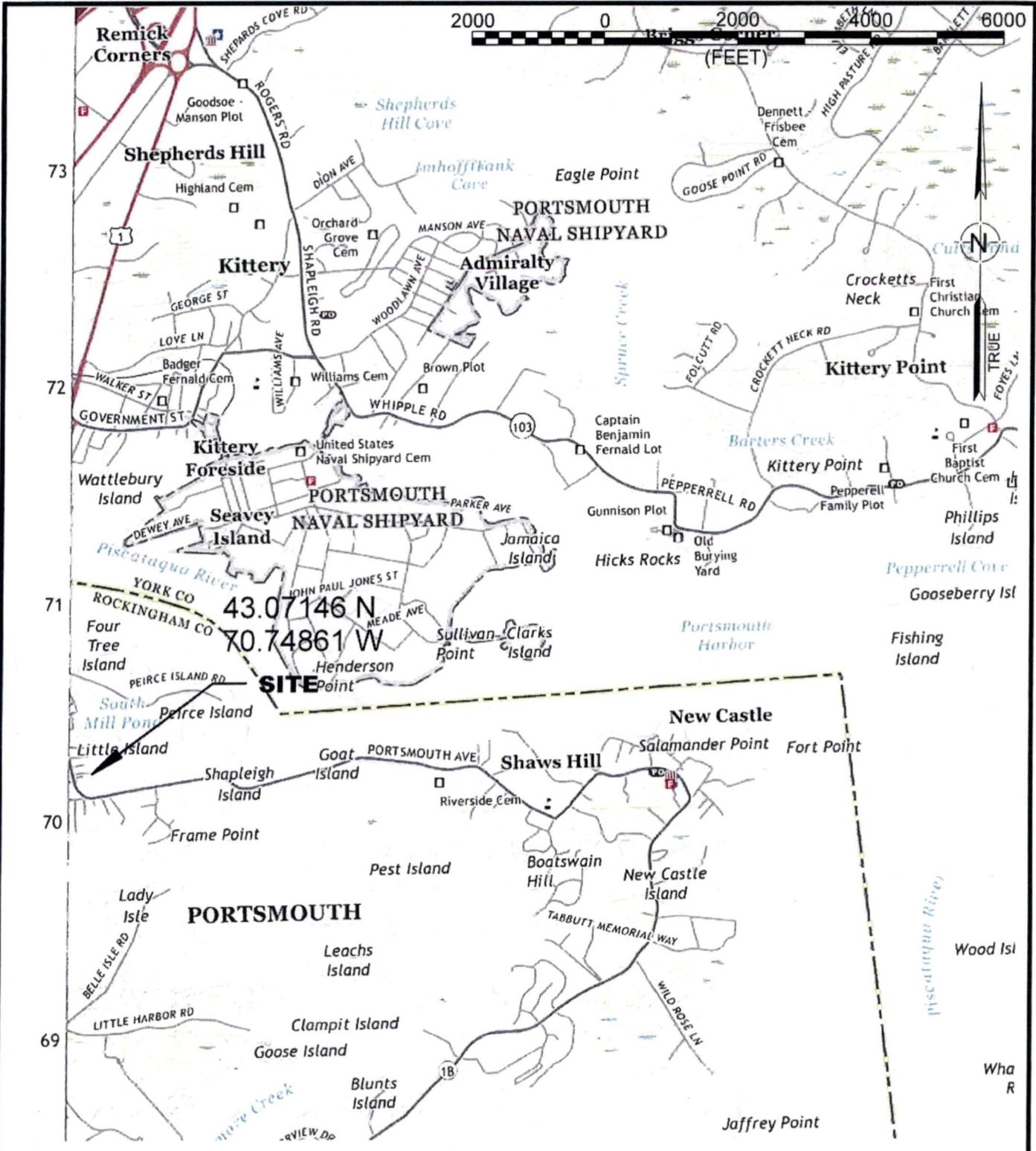


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/30/2024
 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



43 HOLMES COURT
 PORTSMOUTH, NH
 POKINGHAM COUNTY
 PISCATAQUA RIVER

STEPHEN A. &
 KATHRYN L. SINGLAR
 TAX MAP 101, LOT 14

CNE
 CIVILWORKS NEW ENGLAND
Civil & Surveying Engineers
 181 Watson Road, PO Box 1166
 Dover, New Hampshire 03821
 603 749 0443

VICINITY MAP



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. This information is being withheld from disclosure to the public.

Please direct all questions regarding the confidential information to Courtney Lockwood, Land Resources Management Program Attorney, NH Department of Environmental Services, at: courtney.l.lockwood@des.nh.gov, or (603) 271-8614.

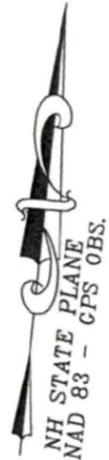
**Abutters List – June 2024
Stephen & Kathryn Singlar**

**Property Location
43 Holmes Court
Portsmouth, NH 03801
Tax Map 101, Lot 14**

<u>Map/Lot</u>	<u>Owner Name & Address</u>
101/7	Sanders Phyllis H 2005 Trust Sanders Phyllis H Trustee 
101/13	Singlar Stephen A & Kathryn L 
101/18	Avery Christopher Kenney Maria 

101 / 7

- DRAWING NOTES:
- 1.) FIELD SURVEY COMPLETED BY CIVILWORKS NEW ENGLAND ON JULY 28, 2023, KEVIN MCENEANEY, LLS.
 - 2.) ELEVATIONS IN FEET TO NAVD88 DATUM, PER GPS OBSERVATION ON JULY 28, 2023.
 - 3.) BOUNDARIES SHOWN HEREON ARE PER REFERENCE PLAN 1.
 - 4.) 101 / 7 - DENOTES TAX MAP AND PARCEL NUMBER.



PHYLLIS H. SANDERS 2005 TRUST

IRON ROD
W.CAP "JAMES VERA"
FOUND, FLUSH
APPROXIMATE
BOUNDARY LINE

RIPIRIAN LINES FOR PERMITTING PURPOSES

REMOVE EXISTING FLOAT, GANGWAY & PIER

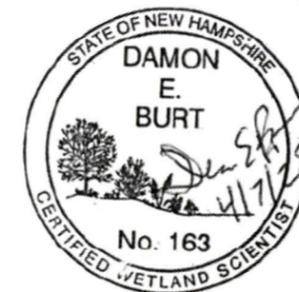
BOULDER

PORTSMOUTH HARBOR

FLOOD TIDAL EBB

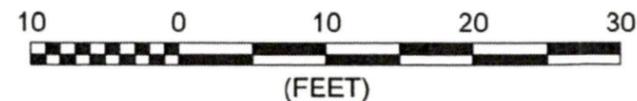
E2US3M

RIPIRIAN LINES FOR PERMITTING PURPOSES



WETLAND NOTES:
1. JURISDICTIONAL AREA WAS FIELD OBSERVED BY DAMON BURT, CWS, OF FRAGGLE ROCK ENVIRONMENTAL ON APRIL 3, 2025. NO TIDAL MARSH GRASS WAS OBSERVED. E2US3M

TIDAL RELATIONSHIPS:
IN FEET TO NAVD88 DATUM, 1983-2001 TIDAL EPOCH
REF:NOAA TIDE GAUGE STA 8419870
FEMA 1% +50 YR SLR = 8.3'
FEMA 1% = 8'
HOTL = 4.95' (7-28-23)
MHHW = 4.18'
MHW = 3.76'
NAVD88 EL = 0.0'
MEAN TIDE LEVEL EL = -0.32'
MLW EL = -4.39'
MLLW EL = -4.71'
ANTICIPATED 25 YEAR SEA LEVEL RISE ±0.15'



REFERENCE PLAN:
1.) NHDES WETLANDS PERMIT PLAN - 43 HOLMES CT., PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 10'; DATED JANUARY 19, 2023 ; BY: ALTUS ENGINEERING INC.

PAVED WALK

BRICK PATIO

43 STORY WOODEN HOUSE

APPROXIMATE
BOUNDARY LINE
WOODEN FENCE

IRON ROD
W.CAP "JAMES VERA"
FOUND, FLUSH

101 / 18

GAIL H. SANDERS 2005 REV. TRUST OF 1998

PROJECT NO. : 2522

DATE: 4-4-25 APPROVED BY:

SCALE: SHOWN

DRAWN BY: JJH FILE:

DESIGN BY: DCM

EXISTING CONDITIONS PLAN

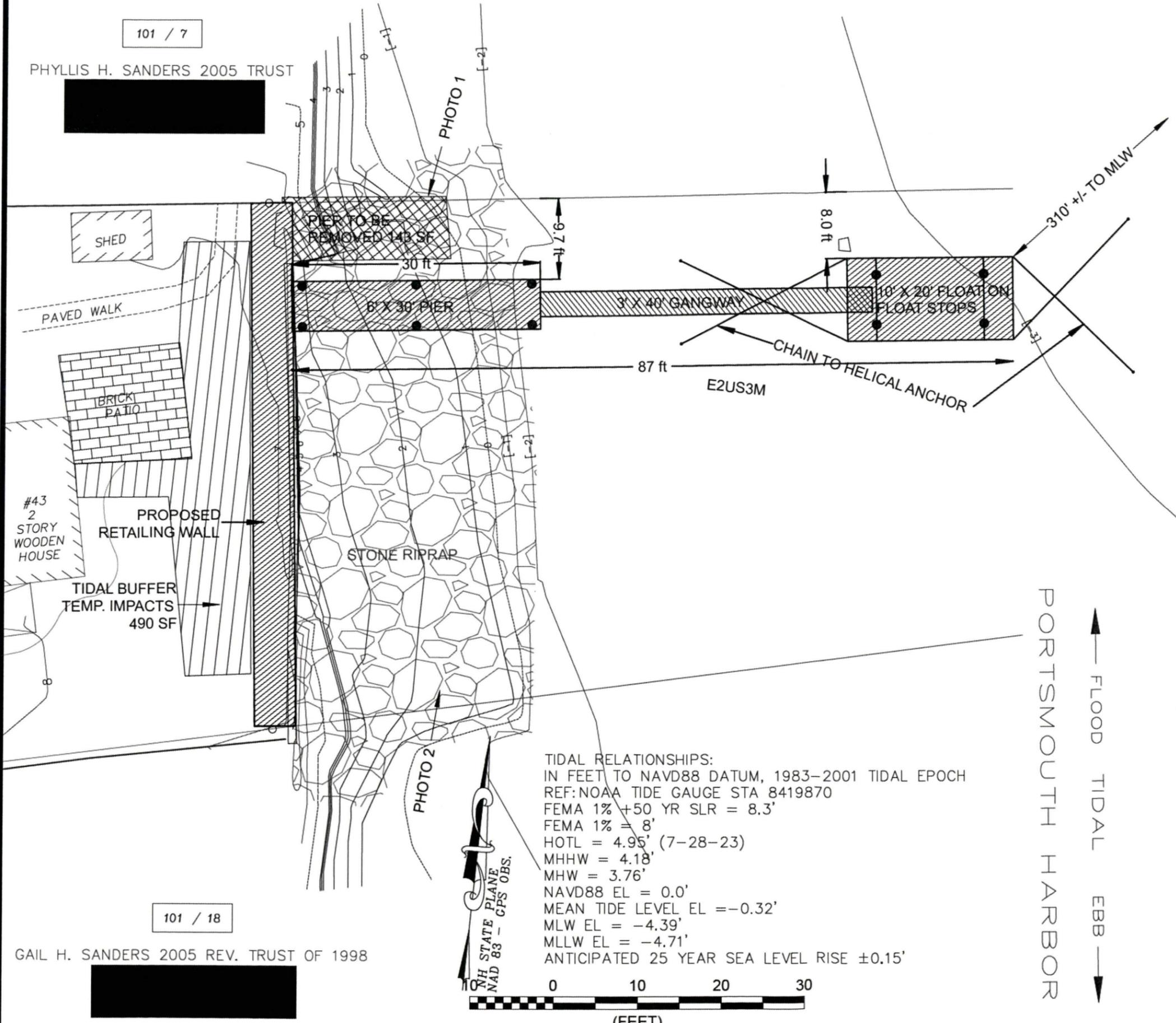
STEPHEN A. &
KATHRYN L. SINGLAR
TAX MAP 101, LOT 14

43 HOLMES COURT
PORTSMOUTH, NH
POCKINGHAM COUNTY
PISCATAQUA RIVER

WF - 1

101 / 7

PHYLLIS H. SANDERS 2005 TRUST



- CONSTRUCTION SEQUENCE:
1. ALL WORK SHALL BE PERFORMED IN DRY CONDITIONS WORKING ABOVE WATER LEVELS.
 2. INSTALL EROSION CONTROLS & TURBIDITY CURTAIN ALONG THE TOE OF A WORK AREA AND MAINTAIN IT UNTIL STABILIZED. REMOVE EROSION CONTROLS WHEN THE ASSOCIATED WORK IS COMPLETE.
 3. REMOVE EXISTING DOCK. CONSTRUCT NEW DOCK.
 4. RESTORE TEMPORARY SOIL DISTURBANCE IN-KIND.



PROJECT NO. : 2314	APPROVED BY:
DATE: 4-4-25	SCALE: SHOWN
DRAWN BY: JJH	FILE:
DESIGN BY: DCM	

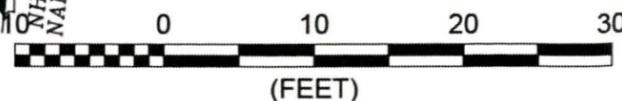
STEPHENA A. &
KATHRYN L. SINGLAR
TAX MAP 101, LOT 14

43 HOLMES COURT
PORTSMOUTH, NH
POCKINGHAM COUNTY
PISCATAQUA RIVER

REPAIR PLAN

WF - 2

TIDAL RELATIONSHIPS:
IN FEET TO NAVD88 DATUM, 1983-2001 TIDAL EPOCH
REF:NOAA TIDE GAUGE STA 8419870
FEMA 1% +50 YR SLR = 8.3'
FEMA 1% = 8'
HOTL = 4.95' (7-28-23)
MHHW = 4.18'
MHW = 3.76'
NAVD88 EL = 0.0'
MEAN TIDE LEVEL EL = -0.32'
MLW EL = -4.39'
MLLW EL = -4.71'
ANTICIPATED 25 YEAR SEA LEVEL RISE ±0.15'



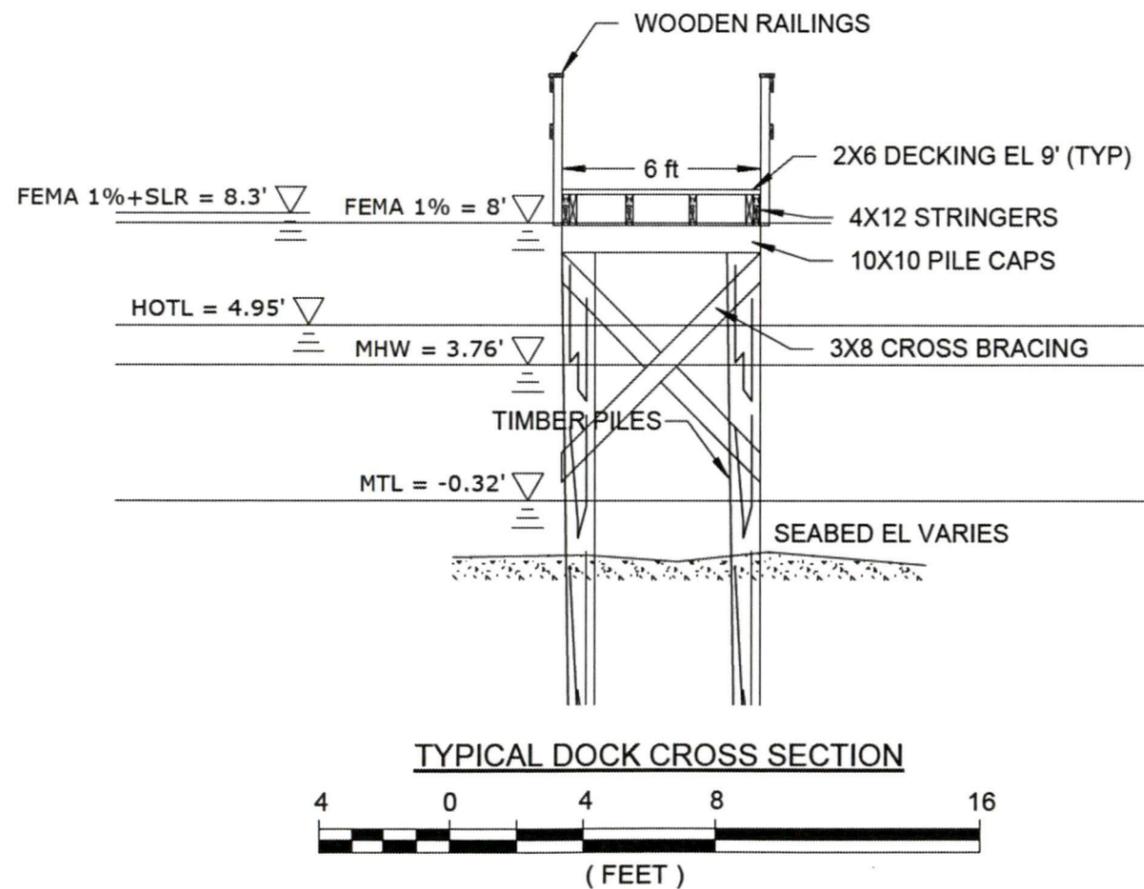
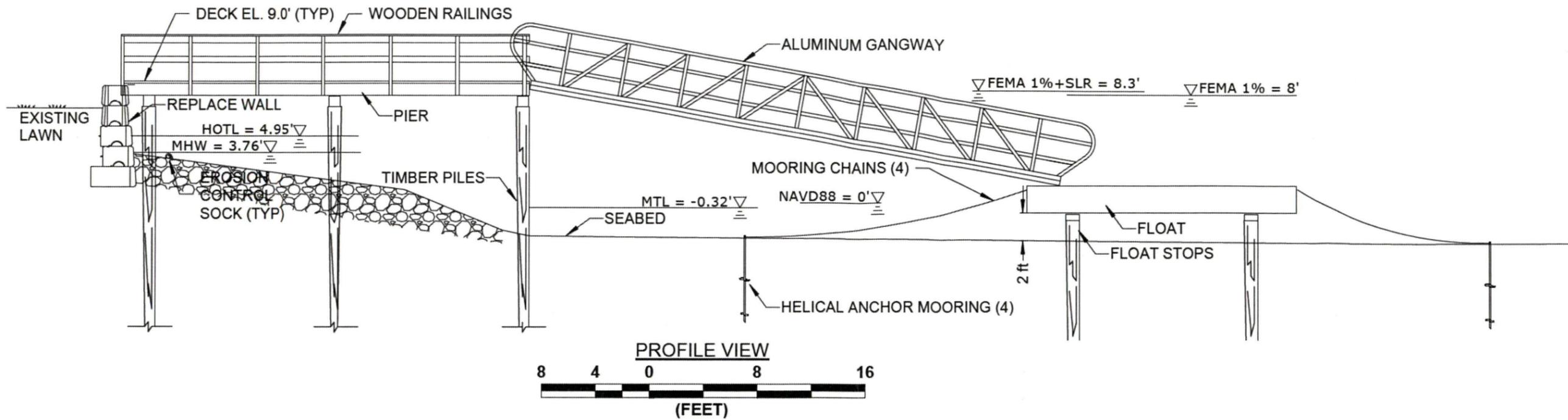
PORTSMOUTH HARBOR

↑ FLOOD TIDAL EBB ↓

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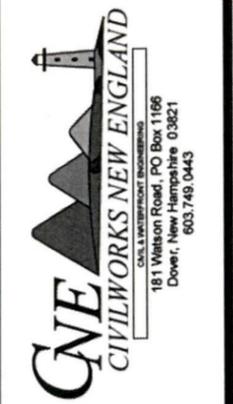
GAIL H. SANDERS 2005 REV. TRUST OF 1998





NOTES:

1. THE ATTACHED PE STAMP COVERS CNE SURVEY, PERMIT DRAWING PREPARATION, AND WAVE ANALYSIS. THIS PE STAMP DOES NOT COVER DOCK STRUCTURE TIMBER DESIGN, WHICH IS BEING PERFORMED BY OTHERS.
2. PROVIDE NO-BREAKAWAY TIE-DOWN BY BOLTING DOCK FRAMING TO WALL BLOCKS OF MINIMUM 1 TON.



DATE	SCALE	DRAWN BY	DESIGN BY	APPROVED BY	PROJ NO.	FILE	NO.	REVISION	APP'D	DATE
4-4-25	AS SHOWN	DCM	DCM	DCM	23014					

PROPOSED PROFILE

STEPHENA A. & KATHRYN L. SINGLAR
TAX MAP 101, LOT 14

43 HOLMES COURT
PORTSMOUTH, NH
POCKINGHAM COUNTY
PISCATAQUA RIVER

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