



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

80



ARC

February 10, 2026

MAR 04 2026

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

REQUESTED ACTION

Approve Lone Star LLC's request to amend NH Department of Environmental Services (NHDES) Wetland Bureau permit #2023-01553 to perform the following work on Sagamore Creek in Rye, in accordance with RSA 482-A:3. This amended proposal increases the dimensions of the float that was previously approved by the Governor and Executive Council on October 18, 2023, Item #102. Original 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 1,246 square feet of tidal resources to include 1,180 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 40 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 TF Moran, Inc. dated April 24, 2005, revised through April 10, 2025, and received by the NH Department of Environmental Services (NHDES) on September 17, 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. 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.
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.

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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.

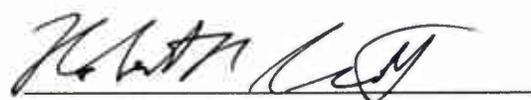
EXPLANATION

NHDES approved this project on October 21, 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. 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 did not comment on the permit amendment request.
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 dated September 17, 2025, regarding the amended 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, unreasonably impeding the applicant's right to "wharf out." It is presumed that the legislature did not intend such a result.
9. Per Rule Env-Wt 314.07(a) and subject to Env-Wt 314.07(b), the permittee has requested an amendment to the issued permit and provided notice to all who received notice of the original application prior to filing the amended application to the department.

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.



Robert R. Scott
Commissioner



**AMENDMENT REQUEST FORM
FOR A WETLANDS APPLICATION OR PERMIT
Water Division/Land Resources Management
Wetlands Bureau**



RSA/Rule: RSA 482-A:3, XIV(e)/ Env-Wt 311.13; Env-Wt 314.07

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.: 2023-01553
			Check No.:
			Amount:
			Initials:

Any request for an amendment to a wetlands application or permit must be submitted to the Department on this form. An applicant may request an amendment to a pending permit application or an existing permit, provided the proposed change does not constitute a **“significant amendment.”** A **“significant amendment”** means an amendment which changes the proposed or previously approved acreage of the permitted fill or dredge area by 20 percent or more, includes a prime wetland, or elevates the project’s impact classification. This meaning of "significant amendment" shall not apply to an application amendment that is in response to a request from the Department (RSA 482-A:3, XIV(e)).

SECTION 1 - REQUESTED AMENDMENT TYPE AND AMENDMENT CRITERIA

Does the proposed change constitute a “significant amendment” as provided in RSA 482-A:3, XIV(e) and described above? Yes No

If you answered “yes” to the previous question, then you cannot request an amendment using this form and must file a new permit application.

- AMENDMENT TO PENDING PERMIT APPLICATION, NHDES FILE NUMBER: [] (proceed to Section 2)
- AMENDMENT TO EXISTING PERMIT NUMBER: **2023-01553** (proceed to Section 3)

SECTION 2 - AMENDMENT TO A PENDING PERMIT APPLICATION

Not applicable

- To request an amendment to a pending permit application, the applicant must:
- Submit the information required by Env-Wt 311.03, showing the changes prior to the Department’s issuance of a final decision on the application, including but not limited to, a revised set of plans and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, I(b) or (c) as applicable, and
 - Provide notice to each person to whom notice of the original application was sent prior to filing the amended application with the Department (Env-Wt 311.13).
- By checking this box, you confirm that you have provided all information required pursuant to Env-Wt 311.03 to the Department and provided the required notice(s) as described above.

SECTION 3 - AMENDMENT TO AN EXISTING PERMIT

Not applicable

To request an amendment to an existing permit, the permittee must:

- Submit the information required and filed with the original permit application, including but not limited to a revised set of plans, and revised application fees for any additional square footage of impacts calculated pursuant to RSA 482-A:3, l(b) or (c) as applicable, and
- Provide notice to all who received notice of the original application prior to filing the amended application with the Department (Env-Wt 314.07).

By checking this box, you confirm that you have provided all necessary information to the Department and provided the required notice(s) as described above.



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.

September 17, 2025

NH Department of Environmental Service
Coastal Division
Pease Field Office
222 International Drive, Suite 175
Portsmouth, NH 03801

Attn: Eben Lewis

Re: 125 Wentworth Road, Map 24 Lot 34

Dear Eben,

We reviewed plans for the modification of an existing pier and floating dock system in Peirce Island back channel in Portsmouth on property belonging to

Lone Star, LLC
125 Wentworth Road
Rye, NH

We examined the proposed site and found that the project will have no negative effect on navigation in the channel.

Sincerely,



Tracy R. Shattuck
Chief Harbor Master

Cc: Olivia Boyer
TF Moran Inc



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

March 25, 2025
 47276.53

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS	34	LONE STAR, LLC	234 LAFAYETTE ROAD HAMPTON, NH 03842
24	33	SONNABEND CICCOLO TRUST	[REDACTED]
24	35	EDWIN K. HARDING IV	[REDACTED]
24	36	STEVEN MANSEAU, DENISE MANSEAU	[REDACTED]
24	37	MEGHAN MASSAUA	[REDACTED]
24	38	NANCY B. WOLF, MARIE A. CASH	[REDACTED]
24	39	WILLIAM T. CASSIDY REV. TRUST	[REDACTED]
24	42	FEHRNSTROM REV. TRUST	[REDACTED]
24	43	HOLT REV. TRUST OF 2007	[REDACTED]
24	44	MARIANNE M. LYNCH REV. TRUST	[REDACTED]
24	45	DAVID A. COLE, ANDREW J. COLE	[REDACTED]
24	61-24	ICE HOUSE REALTY TRUST	[REDACTED]
24	61-25	120 WENTWORTH ROAD SPE, LLC	[REDACTED]
Civil Engineers / Surveyor		TFMoran, Inc.	170 Commerce Way - Suite 102 Portsmouth, NH 03801
Environmental / Wetlands Scientist		Olivia Boyer	170 Commerce Way - Suite 102 Portsmouth, NH 03801
Architect		Riverside & Pickering Contractors	[REDACTED]

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Street and Apt. No. [REDACTED]

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Sent To **WILLIAM T. CASSIDY REV. TRUST**

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Sent To **NANCY B. WOLF, MARIE A. CASH**

Street and Apt. No. [REDACTED]

City, State, ZIP+4 [REDACTED]

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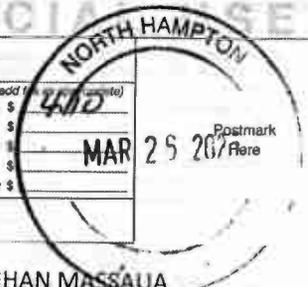
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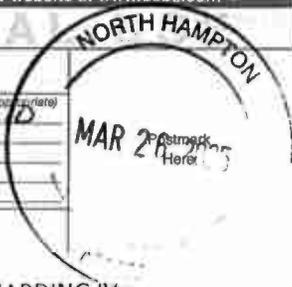
Total Postage and F \$ **9.04**

Sent To **EDWIN K. HARDING IV**

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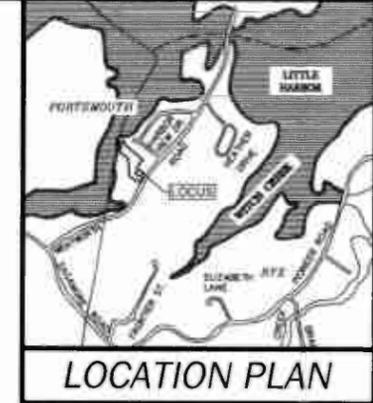
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HIGHEST OBSERVABLE TIDE NOTE:

THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON MAY 10, 2023 BY QUALIFIED COASTAL PROFESSIONAL, JASON R. AUBE. THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NHDES WETLANDS BUREAU ADMINISTRATIVE RULES, UNDER ENV-WT 602.23, HIGHEST OBSERVABLE TIDE LINE MEANS A LINE DEFINING THE FARTHEST LANDWARD LIMIT OF TIDAL FLOW, NOT INCLUDING STORM EVENTS, THAT CAN BE RECOGNIZED BY INDICATORS SUCH AS THE PRESENCE OF A STRAND LINE OF FLOTSAM AND DEBRIS, THE LANDWARD MARGIN OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

PRE-CONSTRUCTION IMPERVIOUS AREA	
DWELLING	2,793 S.F.
OPEN PORCH, DECK & STEPS	414 S.F.
BRICK WALKS	223 S.F.
PAVEMENT	10,075 S.F.
GRAVEL DRIVE	5,860 S.F.
GRAVEL/CRUSHED STONE	271 S.F.
RETAINING & STONE WALLS	222 S.F.
COLUMNS & CONCRETE COVERS	14 S.F.
RIPRAP	1,406 S.F.
TOTAL	21,078 S.F.
IMPERVIOUS COVERAGE = 13.63% (21,078 S.F. / 154,611 S.F. * 100%)	



- NOTES:**
- THE PARCEL IS LOCATED IN THE SINGLE RESIDENCE (SR) ZONING DISTRICT AND THE NHDES SHORELAND PROTECTION ZONE.
 - THE PARCEL IS SHOWN ON THE TOWN OF RYE ASSESSOR'S MAP 24 AS LOT 34.
 - THE PARCEL IS LOCATED IN FLOOD ZONE Z AND FLOOD HAZARD ZONE AE (EL.8), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 286 OF 681, VERSION 2.3.2.1 MAP NUMBER 3301500286F, MAP REVISED JANUARY 29, 2021.
 - DIMENSIONAL REQUIREMENTS:**

ZONE SR	EXISTING
AREA OF LOT PER FAMILY:	66,000 S.F. / 154,611 S.F.
LOT FRONTAGE:	200' / 100.08'
LOT DEPTH:	150' / >150'

MINIMUM YARD DIMENSIONS:
 FRONT: >40'
 SIDE: 20' / 41.9'
 REAR: 30' / 32.4'
MAXIMUM STRUCTURE DIMENSIONS:
 BUILDING HEIGHT: 35' / 24.6'
 BUILDING AREA: 15%
 IMPERVIOUS COVERAGE: 15% / 13.6%
 PER THE CODE OF TOWN OF RYE ARTICLE II, SECTION 190-2.3.C
 *AVERAGE GRADE=17.1'
 - OWNER OF RECORD:**
 MAP 24 LOT 34:
 LONE STAR, LLC
 324 LAFAYETTE ROAD
 HAMPTON, NH 03842
 RCRD BK.#6441 PG.#1499
 - PARCEL AREA:**
 MAP 24 LOT 34:
 154,611 S.F.
 (3.5494 ACRES)
 - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS, IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE CONDITIONS OF MAP 24 LOT 34.
 - FIELD SURVEY COMPLETED BY TCE & RUB IN OCTOBER 2022 USING A LEICA TS-16, A TOPCON HIPER-V AND A CARLSON RT-4 DATA COLLECTOR
 - HORIZONTAL DATUM IS NAD83 (2011) PER NETWORK RTK OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER NETWORK RTK OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
 - EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN, PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

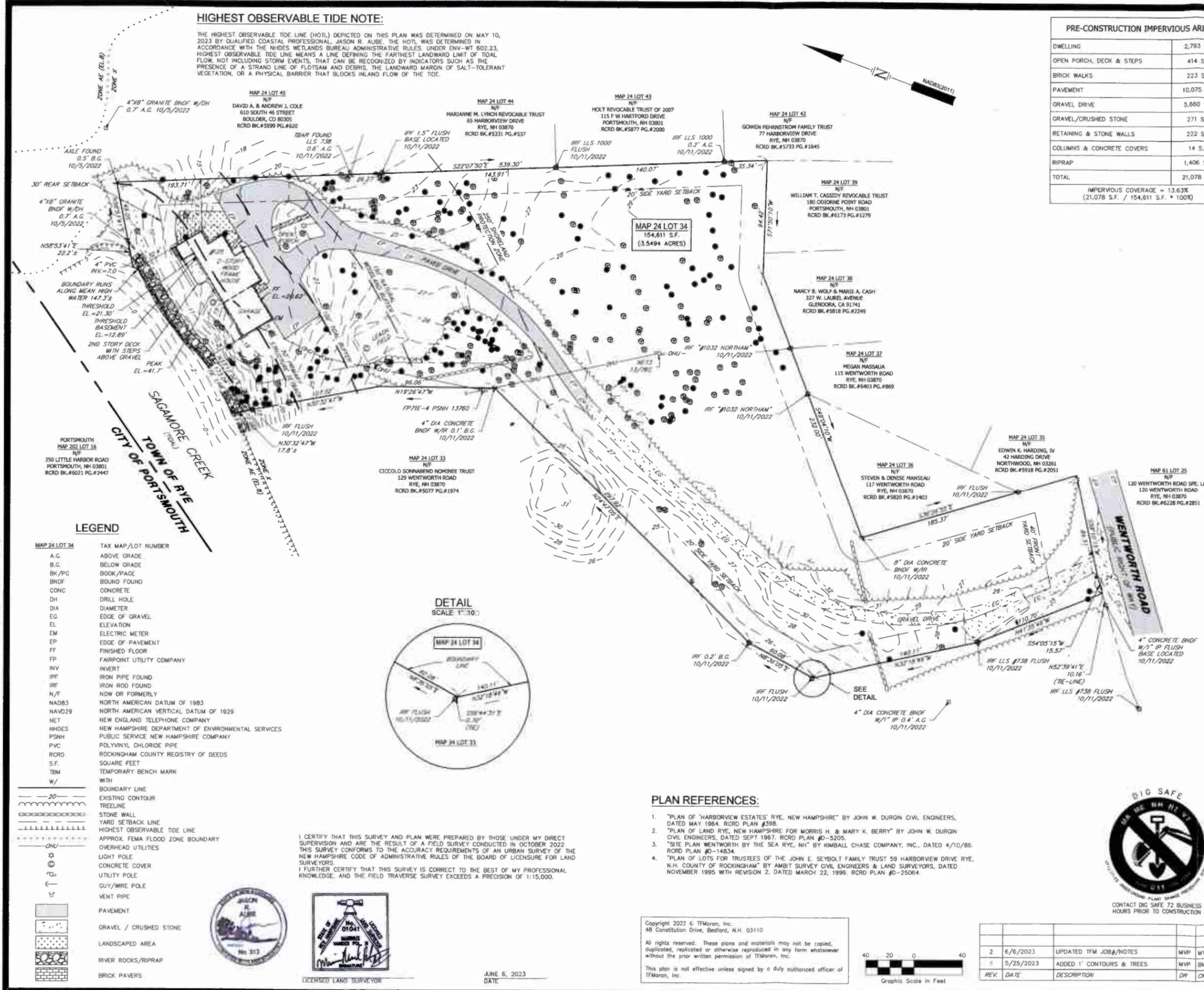
- EASEMENT NOTES:**
- TAX MAP 24 LOT 34 IS SUBJECT TO PERPETUAL RIGHT & EASEMENTS FOR GAS, ELECTRIC, TELEPHONE, & TELEGRAPH FOR INSTALLATION, MAINTENANCE AND REPAIR OF SERVICE LINES AND FITURES. THIS EASEMENT AS DESCRIBED APPEARS TO BE BLANKET IN NATURE. THE LOCATION OF SAID EASEMENTS IS NOT DEFINED AND THEREFORE NOT PLOTTED. (SEE RCRD BK. 1142 PG. 20)
 - TAX MAP 24 LOT 34 IS SUBJECT TO AN EASEMENT FOR SEWER LINE, REPAIR AND MAINTENANCE. THE LOCATION OF THE SEWER LINE IS DESCRIBED AS 25' NORTHERLY OF WENTWORTH ROAD. (SEE RCRD BK. 6441 PG. 1499).

TAX MAP 24 LOT 34
EXISTING CONDITIONS PLAN
LONE STAR, LLC
125 WENTWORTH ROAD
RYE, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
 OWNED BY
LONE STAR, LLC

SCALE: 1" = 40' (22x34)
 1" = 80' (11x17)

SEPTEMBER 16, 2022

Seacoast Division		Civil Engineers		170 Commerce Way, Suite 102	
		Structural Engineers		Portsmouth, NH 03801	
		Traffic Engineers		Phone (603) 431-2222	
		Land Surveyors		Fax (603) 431-0910	
		Landscape Architects		www.tfmoran.com	
		Scientists			



- PLAN REFERENCES:**
- "PLAN OF 'HARBORVIEW ESTATES' RYE, NEW HAMPSHIRE" BY JOHN W. DURGIN CIVIL ENGINEERS, DATED MAY 1964. RCRD PLAN #398.
 - "PLAN OF LAND RYE, NEW HAMPSHIRE FOR MORRIS H. & MARY K. BERRY" BY JOHN W. DURGIN CIVIL ENGINEERS, DATED SEPT 1967. RCRD PLAN #0-5205.
 - "SITE PLAN WENTWORTH BY THE SEA RYE, NH" BY KIMBALL CHASE COMPANY, INC., DATED 4/10/85. RCRD PLAN #0-14834.
 - "PLAN OF LOTS FOR TRUSTEES OF THE JOHN E. SEYBOLT FAMILY TRUST 59 HARBORVIEW DRIVE RYE, N.H. COUNTY OF ROCKINGHAM" BY AMBIT SURVEY CIVIL ENGINEERS & LAND SURVEYORS, DATED NOVEMBER 1995 WITH REVISION 2, DATED MARCH 22, 1996. RCRD PLAN #0-25064.

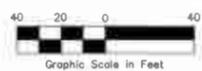
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN OCTOBER 2022. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

JASON R. AUBE
 LICENSED LAND SURVEYOR
 JUNE 6, 2023
 DATE

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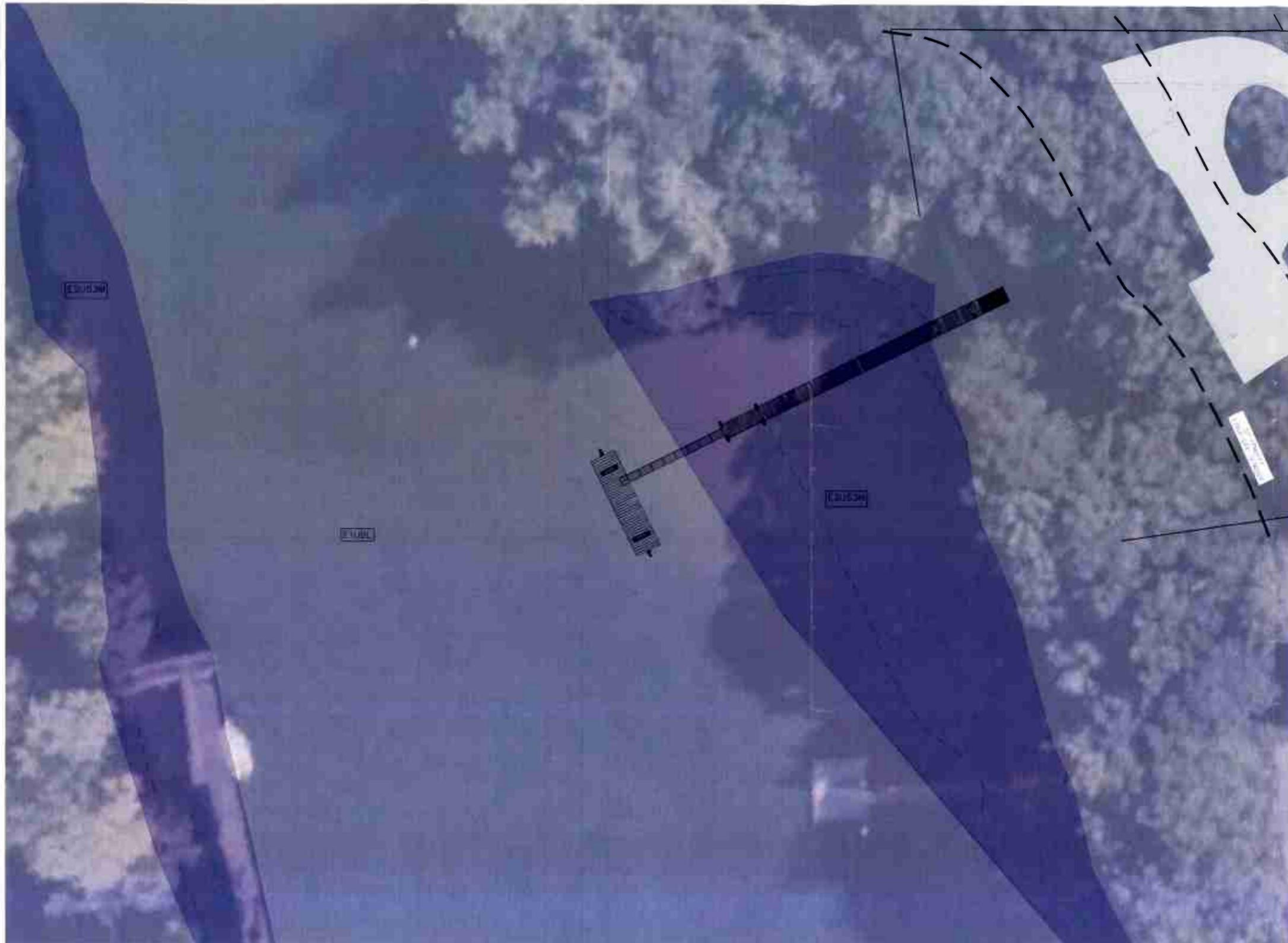
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REV.	DATE	DESCRIPTION	DR	CK
2	6/6/2023	UPDATED TFM JOB#/NOTES	MVP	MVP
1	5/25/2023	ADDED 1' CONTOURS & TREES	MVP	BMK

Jun 06, 2023 - 6:21am
 F:\MISC Projects\MT216 - Wentworth Road - Rye\17216-50 - Wentworth Rd, Rye, NH\Carlson Survey\17216-50 Survey.dwg

Apr 24, 2025 - 8:50am \\lfr-bedford\projects\Civil-Survey\MSC Projects\47276 - Wentworth Road - Rye\47276-53 - Riverside - Masiello 125 Wentworth Rd. Rye\Design\47276-53 dock.dwg



WETLAND CLASSIFICATION	
E1UBL	ESTUARINE SUBTIDAL UNCONSOLIDATED BOTTOM, SUBTIDAL
E2US3M	ESTUARINE INTERTIDAL, UNCONSOLIDATED SHORE, MUD, IRREGULARLY EXPOSED

SITE DEVELOPMENT PLANS
 TAX MAP 24 LOT 34
WETLAND CLASSIFICATION PLAN
PROPOSED CONDITIONS
125 WENTWORTH ROAD
RYE, NEW HAMPSHIRE
 OWNED BY
LONE STAR, LLC

1"=40' (11"x17")
SCALE: 1"=20' (22"x34") **APRIL 24, 2025**

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REV	DATE	DESCRIPTION	BY	CHK
2	4/10/2025	REVISED FOR WETLANDS PERMIT AMENDMENT	OMB	JRA
1	7/14/2023	REVISED FOR ADDITION OF X-BRACING	BCH	JCC

TFM	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists			48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com	
	47276.53	DR	JCC	FB	CADFILE
C-01					

TIDAL ELEVATIONS		
	2023	2100 (PROJECTED)
MHHW	4.88	7.34
MHW	3.97	6.92
MTL	-0.35	2.60
MLW	-4.66	-1.71
MLLW	-5.00	-2.05

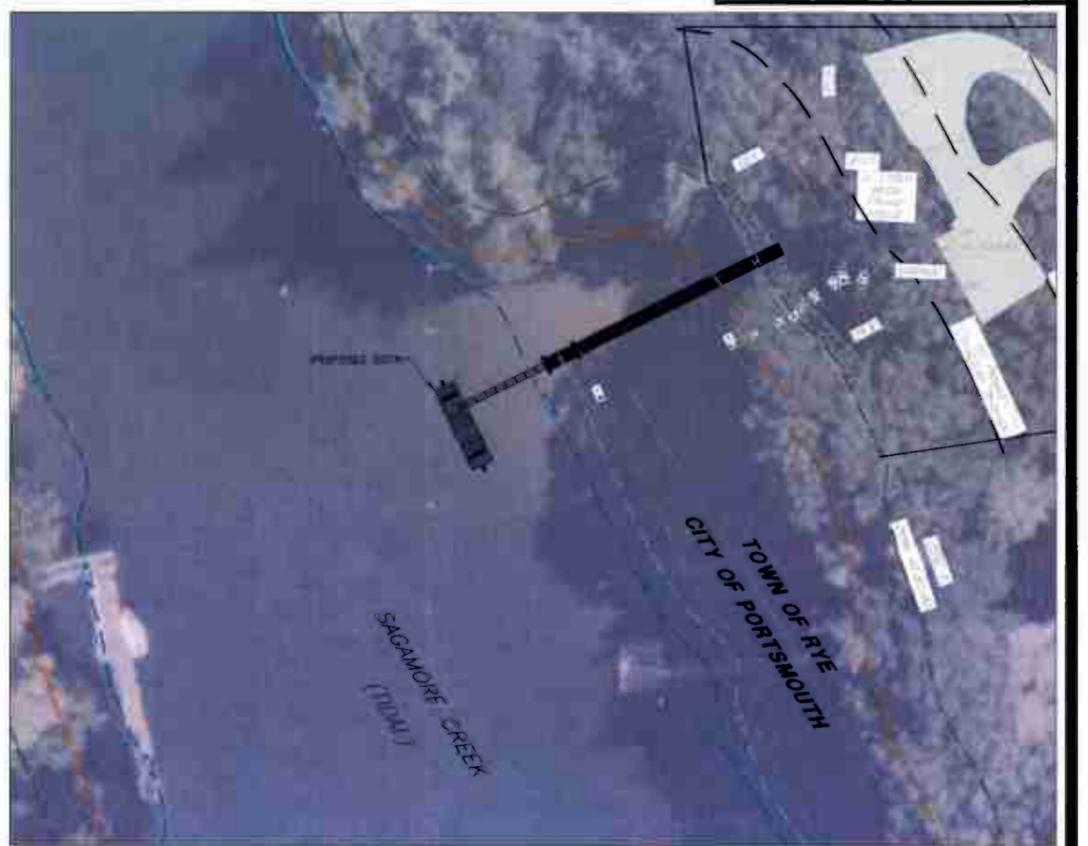
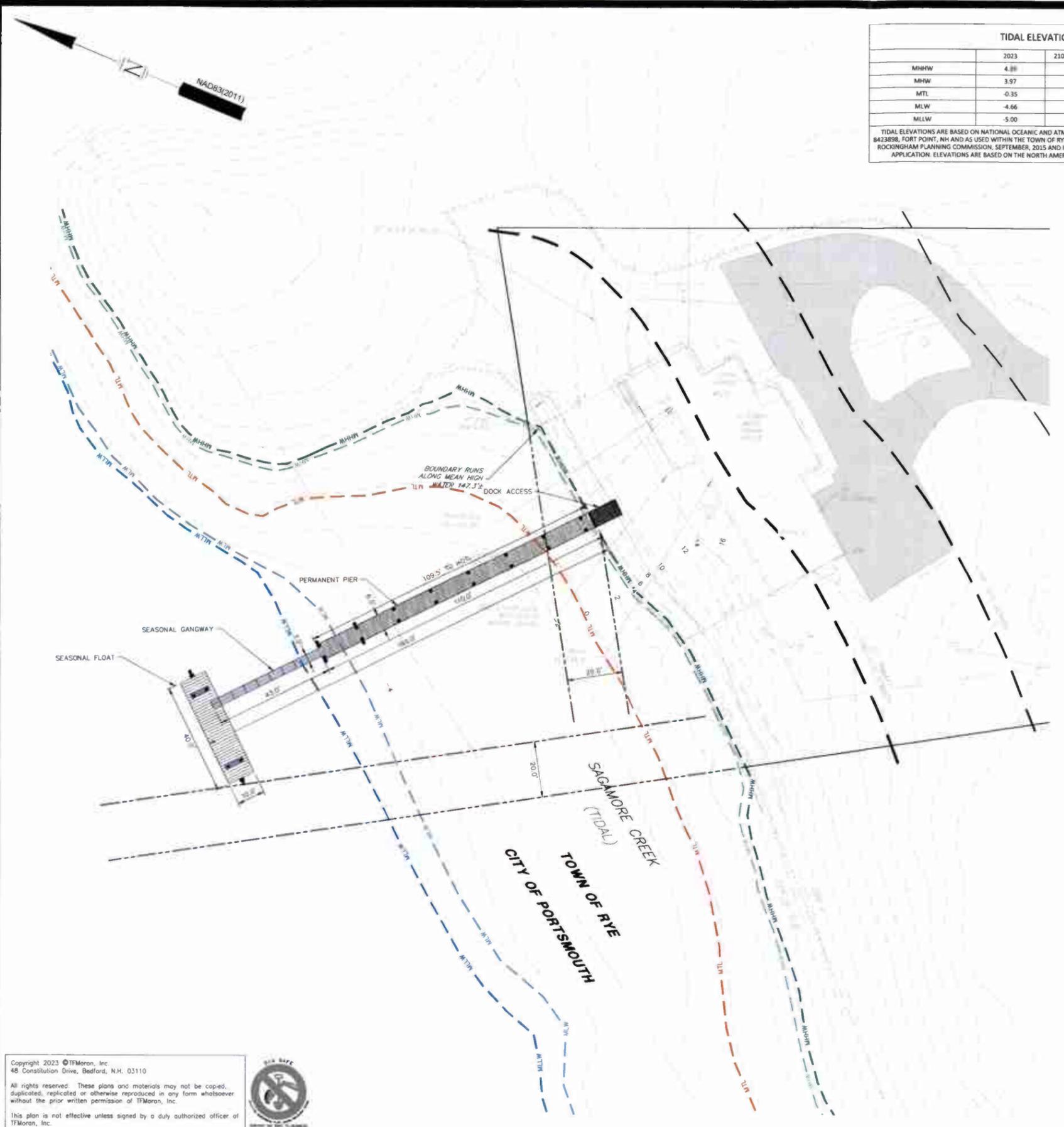
TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, FORT POINT, NH AND AS USED WITHIN THE TOWN OF RYE VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

TIDAL DOCK REGULATIONS

THE FOLLOWING REQUIREMENTS (PROVIDED BY NHDES WB-15 "PERMITTING OF RESIDENTIAL TIDAL DOCKS") ARE MET BY THE PROPOSED TIDAL DOCK:

TIDAL DOCK DIMENSIONS	NHDES LIMITATIONS	PROPOSED
OVERALL STRUCTURE LENGTH	200 FEET	160 FEET
25% OF WATERWAY WIDTH AT MEAN LOW WATER	54 FEET	54 FEET
OVERALL FOOTPRINT	1,500 SF	1,246 SF
OVERALL FLOAT FOOTPRINT	400 SF	400 SF

IMPACT AREAS	TEMPORARY	PERMANENT
TIDAL BUFFER ZONE	0 SF	66 SF
TIDAL SURFACE WATERS	0 SF	1,180 SF
TOTAL	0 SF	1,246 SF



HORIZONTAL SCALE 1"=40'

40 20 0 40

NOTES

- QUALIFIED COSTAL PROFESSIONAL, JASON R. AUBE (CWS #313), USING THE PUBLISHED NOAA DATA, DETERMINED THE TIDAL ELEVATIONS REPRESENTED ON THE PLANS.
- NH LICENSED LAND SURVEYOR COREY COLWELL (LLS #844), ASSISTED WITH PLAN DEVELOPMENT
- SHORELINE FRONTAGE FOR PROPERTY: 146.4 FT
 - BETWEEN PROPERTY LINE POINTS: 145.3 FT
 - ALONG NATURAL FRONTAGE BETWEEN SAME POINTS: 147.5 FT

HORIZONTAL SCALE 1"=20'

20 10 0 20

SITE DEVELOPMENT PLANS

TAX MAP 24 LOT 34

PROPOSED DOCKING STRUCTURE

PROPOSED CONDITIONS

125 WENTWORTH ROAD

RYE, NEW HAMPSHIRE

OWNED BY

LONE STAR, LLC

1"=40' (11"x17")

SCALE: 1"=20' (22"x34")

APRIL 24, 2025

REV	DATE	DESCRIPTION	DESIGNER
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TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Fax (603) 472-9747
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FILE 47276.53 DR JCC FB
OK JCC CADFILE 47276-53 DOCK

C-02

Apr 24, 2025 - 8:51am
\\tm-bedford\projects\Civil\Survey\MSC Projects\47276 - Wentworth Road - Rye\47276-53 - Riverside - Masello 125 Wentworth Rd, Rye\Design\47276-53 dock.dwg

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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 ARE 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 (<3 PSI), 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 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. CORDUROY 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.
1. IN-WATER NOISE LEVELS SHALL NOT >187dB SEL RE 1μPa OR 206dB PEAK RE 1μPa AT A DISTANCE >10M FROM THE PILE BEING INSTALLED AND
2. IN-WATER NOISE LEVELS >155dB PEAK RE 1μPa SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON ANY GIVEN DAY AND A 12-HOUR RECOVERY PERIOD (I.E. IN-WATER NOISE BELOW 155dB PEAK RE 1μPa) 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 RE-VEGETATE 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

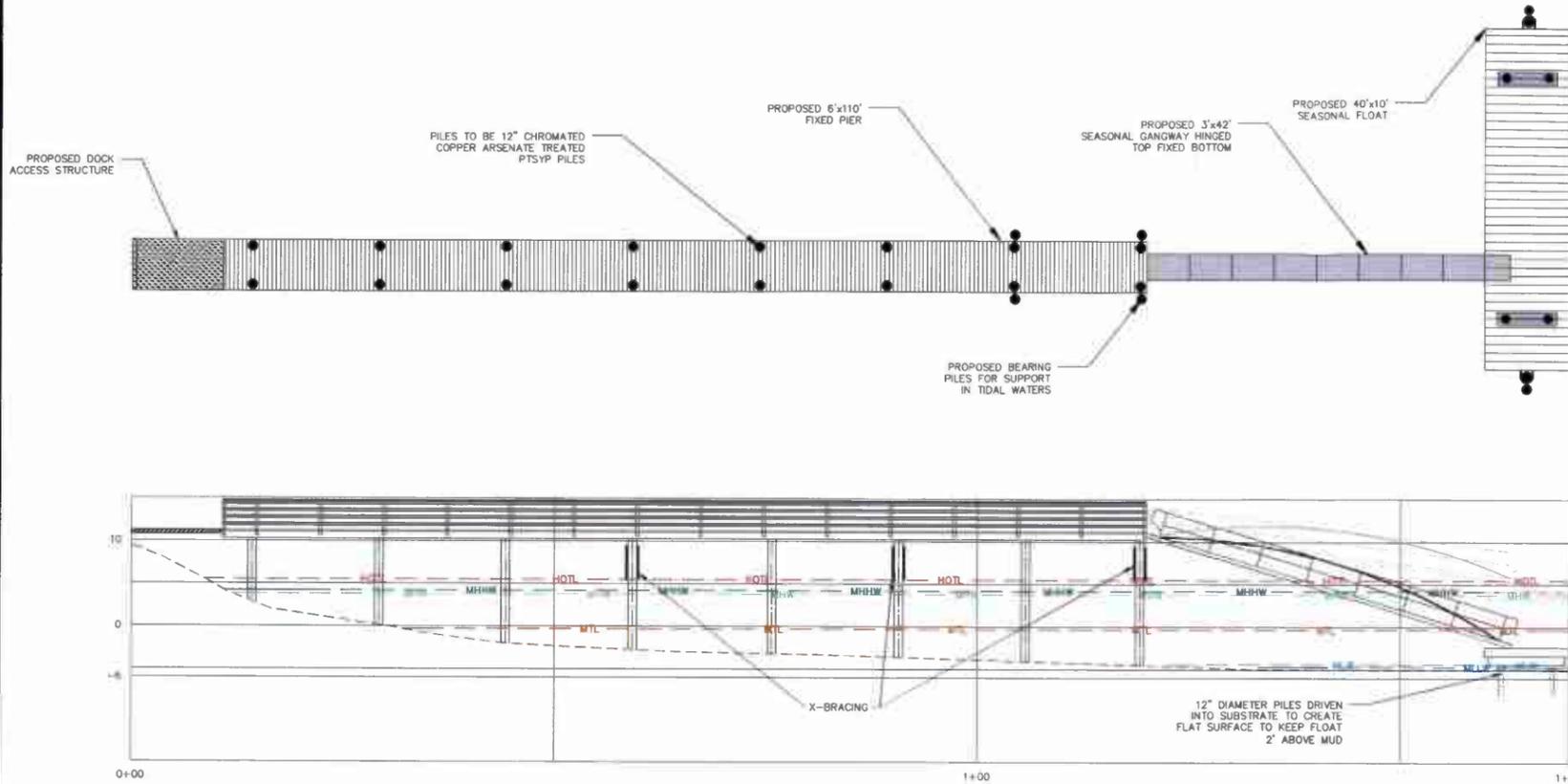
DISCHARGES OF DREDGED OR FILL MATERIAL AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT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

INSPECTIONS

THE PERMITTEE 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.

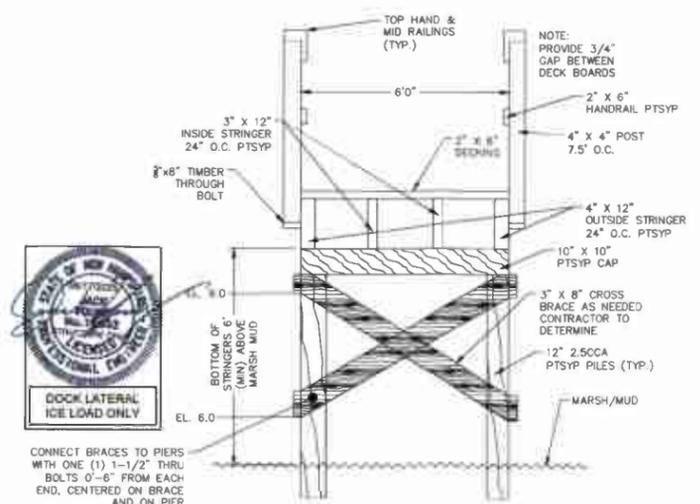
NH FISH AND GAME RECOMMENDATIONS

1. SHORTNOSE STURGEON (STATE ENDANGERED) AND ATLANTIC STURGEON (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHOULD BE MADE AWARE OF THEIR POTENTIAL PRESENCE.
2. ALL WORK SHOULD OCCUR IN THE DRY AT LOW TIDE AND APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES (E.G., TURBIDITY CURTAINS) SHOULD BE USED. IF PROPOSED ACTIVITIES CANNOT OCCUR IN THE DRY, NHFG RECOMMENDS THOSE ACTIVITIES SHOULD BE DONE DURING THE DREDGE WINDOW OF NOVEMBER 15TH - MARCH 15TH, IF POSSIBLE.
3. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHOULD NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES.
4. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHOULD BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2481 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHG DATA CHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
 - a) PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHOULD BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
5. IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHOULD NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
6. NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHOULD HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.



PROPOSED DOCK PROFILE

TIDAL ELEVATIONS		
	2023	
HOTL	5.50	-----
MHHW	4.88	-----
MHW	3.97	-----
MTL	-0.35	-----
MLW	-4.66	-----
MLLW	-5.00	-----



PROPOSED PIER DETAIL



SITE DEVELOPMENT PLANS

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

1"=20' (11"x17")
SCALE: 1"=10' (22"x34") **APRIL 24, 2025**

REV	DATE	DESCRIPTION	DR	CHK
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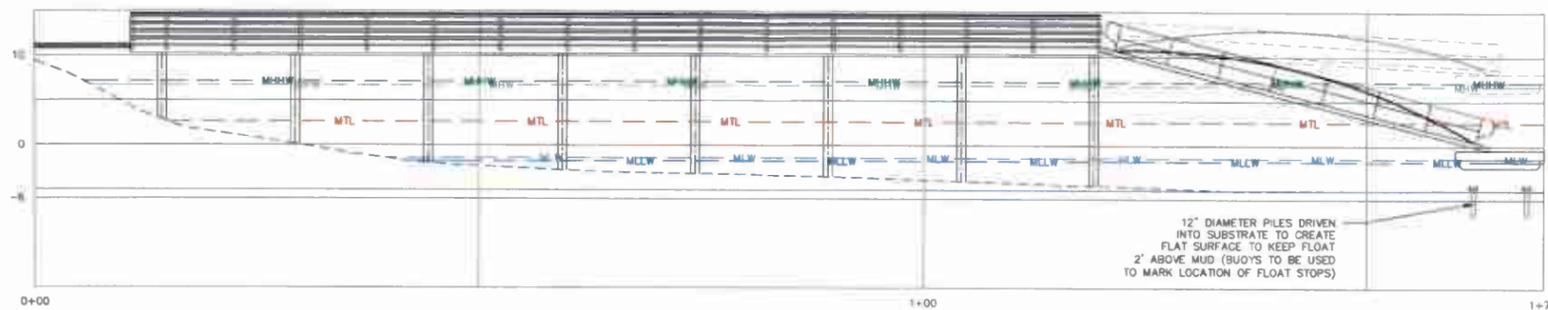
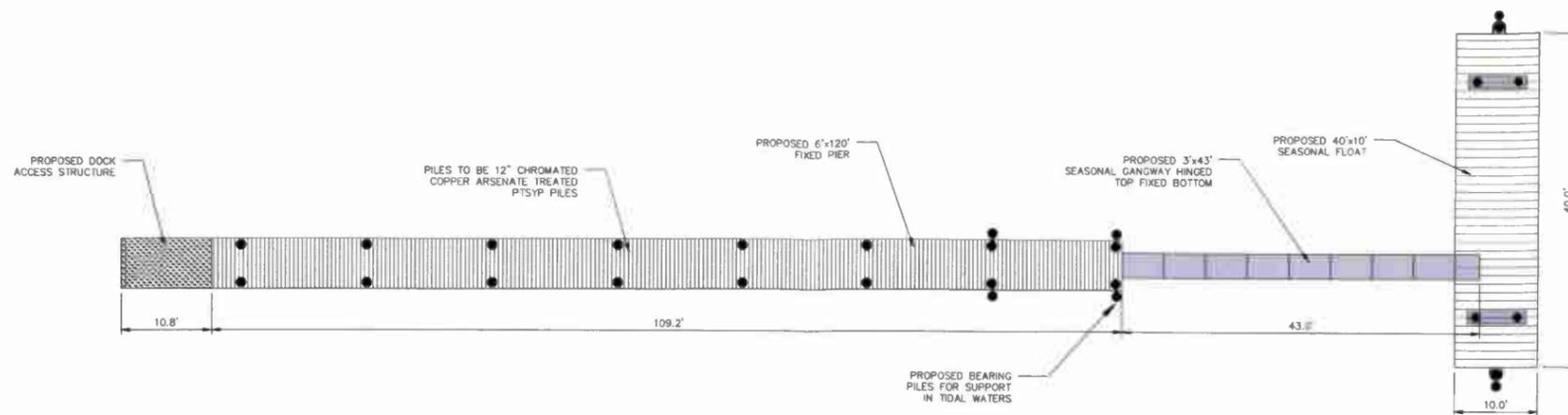
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 JCC CADFILE 47276-53 DOCK C-03

Apr 24, 2025 - 8:51am \\lms-bedford4\projects\Civil-Survey\MSC Projects\47276 - Wentworth Road - Rye\47276-53 - Riverside - Masello 125 Wentworth Rd. Rye\Design\47276-53 dock.dwg

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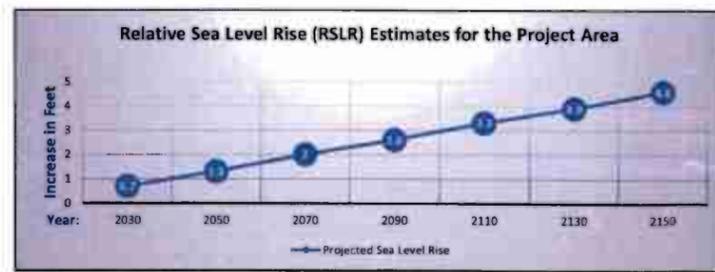
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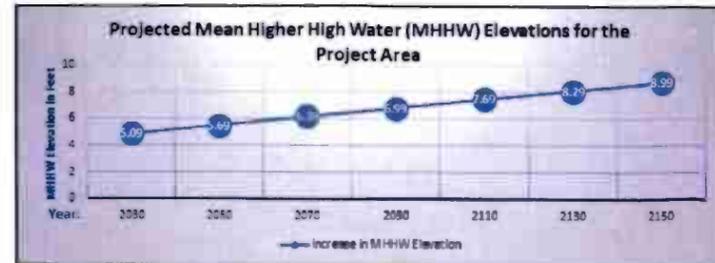
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MHW	3.97	6.92
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TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, FORT POINT, NH AND AS USED WITHIN THE TOWN OF RYE VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



INCREMENTAL RELATIVE SEA LEVEL RISE FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5, THE PROJECT TIMEFRAME, AND THE PROJECT'S TOLERANCE FOR FLOOD RISK (A HIGH TOLERANCE FOR FLOOD RISK)



INCREMENTAL RELATIVE SEA LEVEL RISE FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5, A HIGH TOLERANCE FOR FLOOD RISK, AND THE CURRENT MEAN HIGHER HIGH WATER (MHHW) ELEVATION OF 4.39 FEET DETERMINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ASSOCIATION (NOAA) FORT POINT, NEW HAMPSHIRE STATION 8423898 USING NAVD 88 DATUM.



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SITE DEVELOPMENT PLANS
 TAX MAP 24 LOT 34
VULNERABILITY ASSESSMENT - PROJECTED SEA LEVEL RISE
PROPOSED CONDITIONS
125 WENTWORTH ROAD
RYE, NEW HAMPSHIRE
 OWNED BY
LONE STAR, LLC

1"=20' (11"x17")
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APRIL 24, 2025

TFM Civil Engineers
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C-04

Apr 24, 2025 - 8:51am \\tmm-bedford\projects\Civil-Survey\MSC Projects\47276 - Wentworth Road - Rye\47276-53 - Riverside - Misc\47276-53 - Dock.dwg

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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

		Administrative Use Only	File No.: <u>2023-0553</u> Check No.: <u>1001</u> Amount: <u>3,700.00</u> Job File: <u>RH</u>
--	--	-------------------------	--

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, 1(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 habitats, 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 (NHF&G) 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 • Protected species or habitat? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): <u>Marsh Elder, Atlantic & Shortnose Sturgeon</u> ○ NHB Project ID #: <u>NHB23-0706</u> • 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): <u>N/A</u> • A copy of the application was sent to the LAC on Month: <u>7</u> Day: <u>7</u> Year: <u>7</u> 	

For dredging projects, is the subject property contaminated? • If yes, list contaminant: <u>N/A</u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	---

For stream crossing projects, provide watershed size (see WPPT or Stream Stats):
N/A

SECTION 2 - PROJECT DESCRIPTION (Env. W 811.04(I))

Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

Permanently impact 66 square feet of the Previously Developed Upland (daj) Buffer Zone and 1,020 square feet of Tidal Surface Waters for the purpose of constructing a new Residential Tidal Docking Structure.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 125 Wentworth Road

TOWN/CITY: Rye, NH

TAX MAP/BLOCK/LOT/UNIT: Tax Map: 24, Lot: 34

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Sagamore Creek
 N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):
43.057° North
-70.742° West

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: One 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-Wt 311.04(c))
 N/A

LAST NAME, FIRST NAME, M.I.: Higgins, Kyril R.

COMPANY NAME: EMoran, Inc.

MAILING ADDRESS: 170 Commerce Way, Suite 102

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

EMAIL ADDRESS: khiggins@emoran.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-Wt 311.04(b))
 If the owner is a trust or a company, then complete with the trust or company information.
 Same as applicant

NAME: [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 800 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-Wt 311.04(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 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 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			<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 Water	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	55		<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water	1,020		<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		1,085					

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):	N/A SF	× \$0.40 =	\$ N/A
Seasonal docking structure:	360 SF	× \$2.00 =	\$ 720
Permanent docking structure:	660 SF	× \$4.00 =	\$ 2,640
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

lrm@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 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:

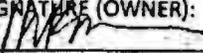
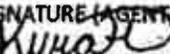
Initials:  KRH	To the best of the signer's knowledge and belief, all required notifications have been provided.
---	--

Initials:  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:  KRH	The signer understands that: <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"> 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:  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): 	PRINT NAME LEGIBLY: Martha Masello	DATE: 6/1/23
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:
SIGNATURE (AGENT, IF APPLICABLE): 	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: 	PRINT NAME LEGIBLY: Amy Thibodeau
TOWN/CITY: Reye	DATE: 6.6.2023

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, l(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".

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



Town of Rye Tax Map

125 Wentworth Road, Rye

1 inch = 275 Feet



April 10, 2023

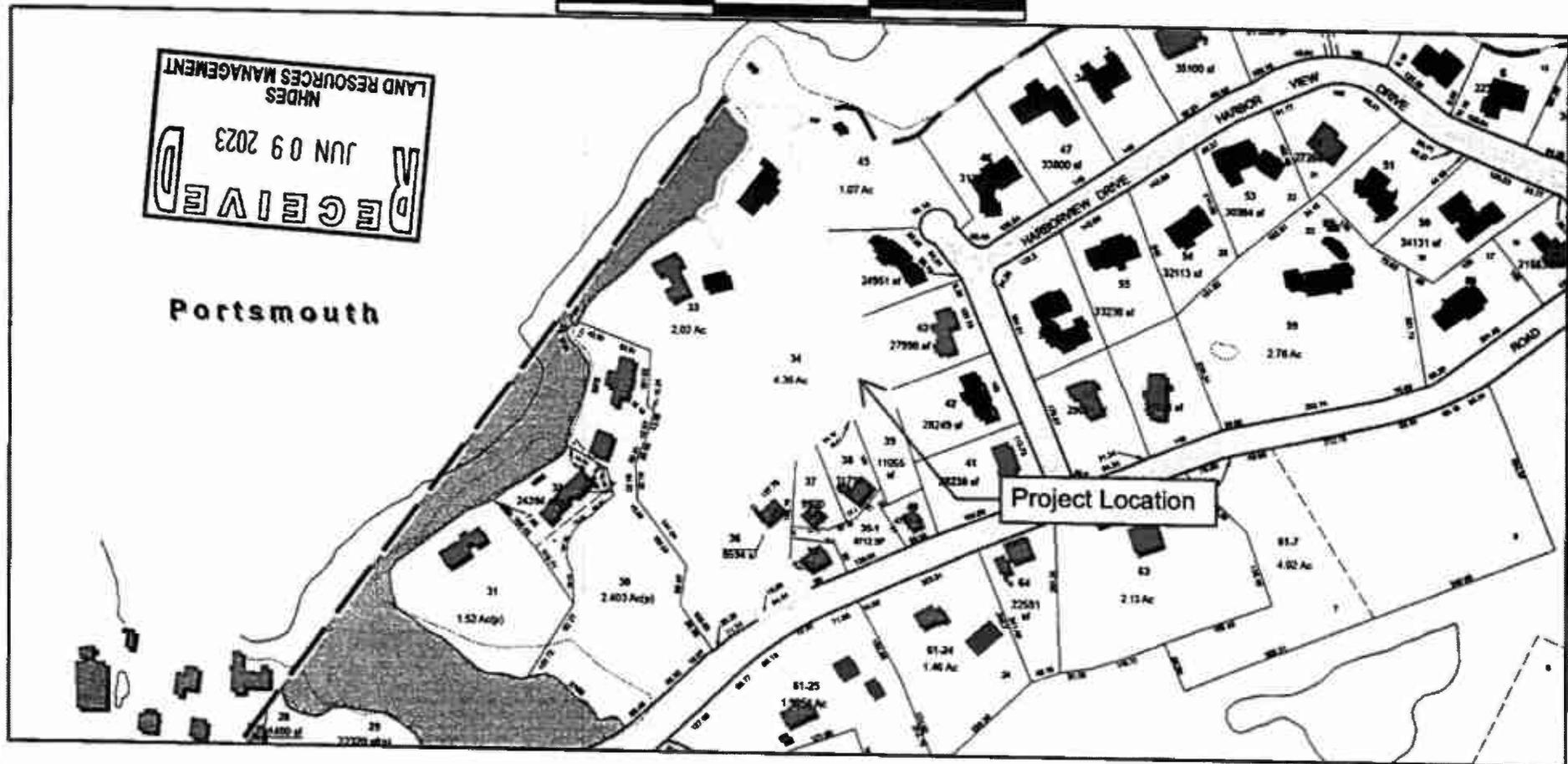
www.cai-tech.com



RECEIVED
JUN 09 2023
NHDES
LAND RESOURCES MANAGEMENT

Portsmouth

Project Location



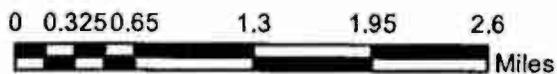
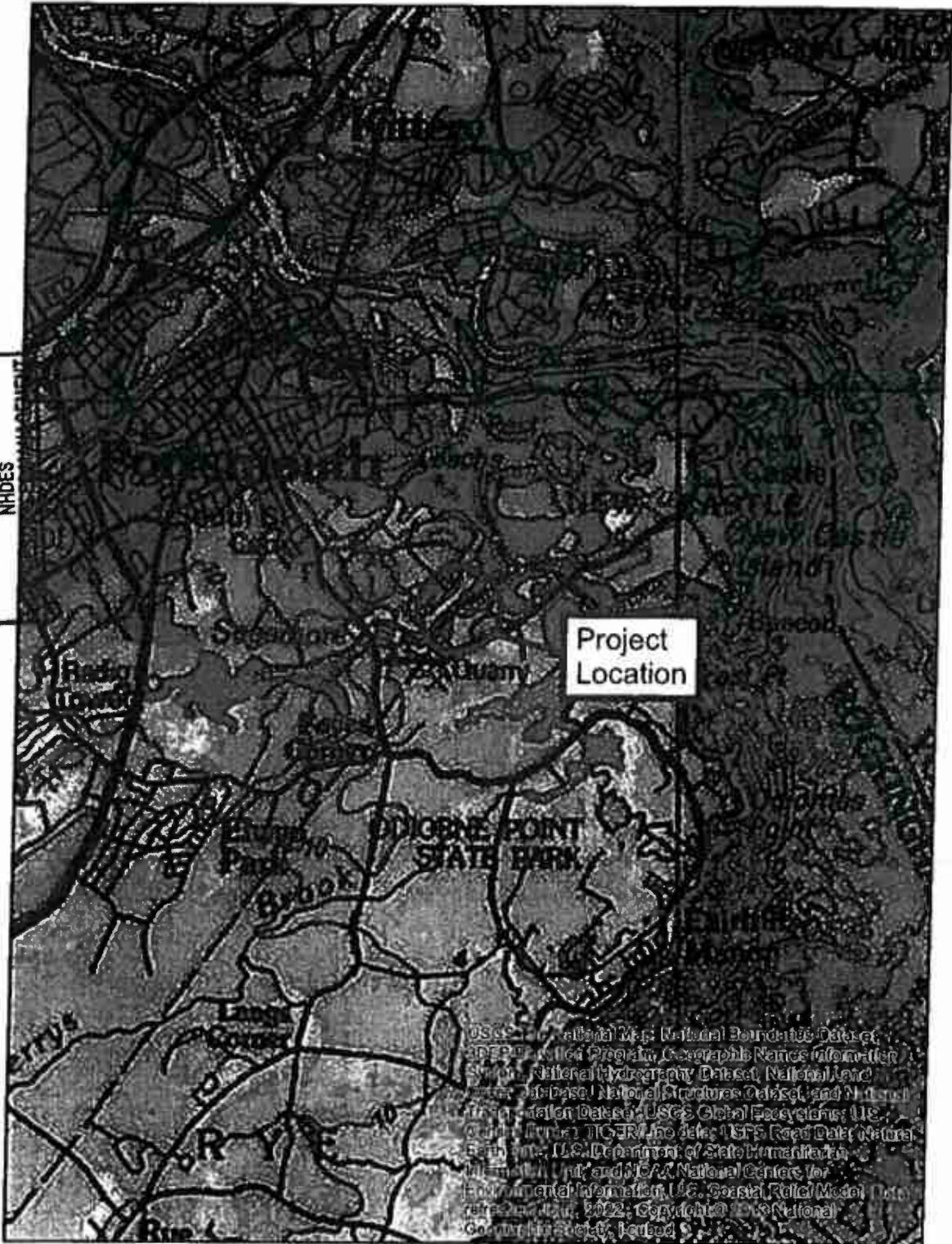
	Water-poly		BuildingPolys		Wetland		Public Road
	Right of Ways		Right of Way		Water - planimetric		Town Line
	Pools		Tract Line		Property Line		

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





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.

September 17, 2025

NH Department of Environmental Service
Coastal Division
Pease Field Office
222 International Drive, Suite 175
Portsmouth, NH 03801

Attn: Eben Lewis

Re: 125 Wentworth Road, Map 24 Lot 34

Dear Eben,

We reviewed plans for the modification of an existing pier and floating dock system in Peirce Island back channel in Portsmouth on property belonging to

Lone Star, LLC
125 Wentworth Road
Rye, NH

We examined the proposed site and found that the project will have no negative effect on navigation in the channel.

Sincerely,



Tracy R. Shattuck
Chief Harbor Master

Cc: Olivia Boyer
TF Moran Inc



**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.

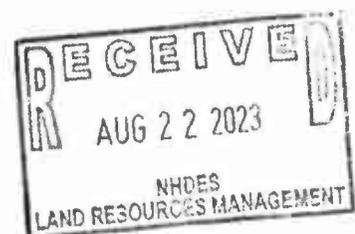
There are no aquatic beds or emergent vegetation in the work area, just algae.

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.

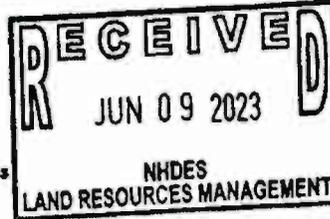
Respectfully submitted,

A handwritten signature in cursive script, reading "Susan Shepcaro", followed by a horizontal line 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
47276.51

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
LOCUS	34	LONE STAR, LLC	27 WENTWORTH ROAD
24	30	SPLIT ROCK COVE FAMILY TRUST	1 WENTWORTH ROAD
24	33	SONNABEND CICCOLO TRUST	1 WENTWORTH ROAD
24	35	EDWIN K. HARDING IV	1 WENTWORTH ROAD
24	35-001	DEBBIE ORLOFF	1 WENTWORTH ROAD
24	36	STEVEN MANSEAU, DENISE MANSEAU	1 WENTWORTH ROAD
24	37	MEGHAN MASSAUA	1 WENTWORTH ROAD
24	38	NANCY B. WOLF, MARIE A. CASH	1 WENTWORTH ROAD
24	39	WILLIAM T. CASSIDY REV. TRUST	1 WENTWORTH ROAD
24	42	FEHRNSTROM REV. TRUST	1 WENTWORTH ROAD
24	43	HOLT REV. TRUST OF 2007	1 WENTWORTH ROAD
24	44	MARIANNE M. LYNCH REV. TRUST	1 WENTWORTH ROAD
24	45	DAVID A. COLE, ANDREW J. COLE	1 WENTWORTH ROAD
24	61-24	ICE HOUSE REALTY TRUST	1 WENTWORTH ROAD
24	61-25	120 WENTWORTH ROAD SPE, LLC	1 WENTWORTH ROAD
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

TIDAL ELEVATIONS		
	2025	2100 PROJECTION
ADHW	4.39	1.34
ADWL	3.87	0.92
MHW	4.86	2.80
MHW	4.86	1.71
MLW	5.00	-2.05

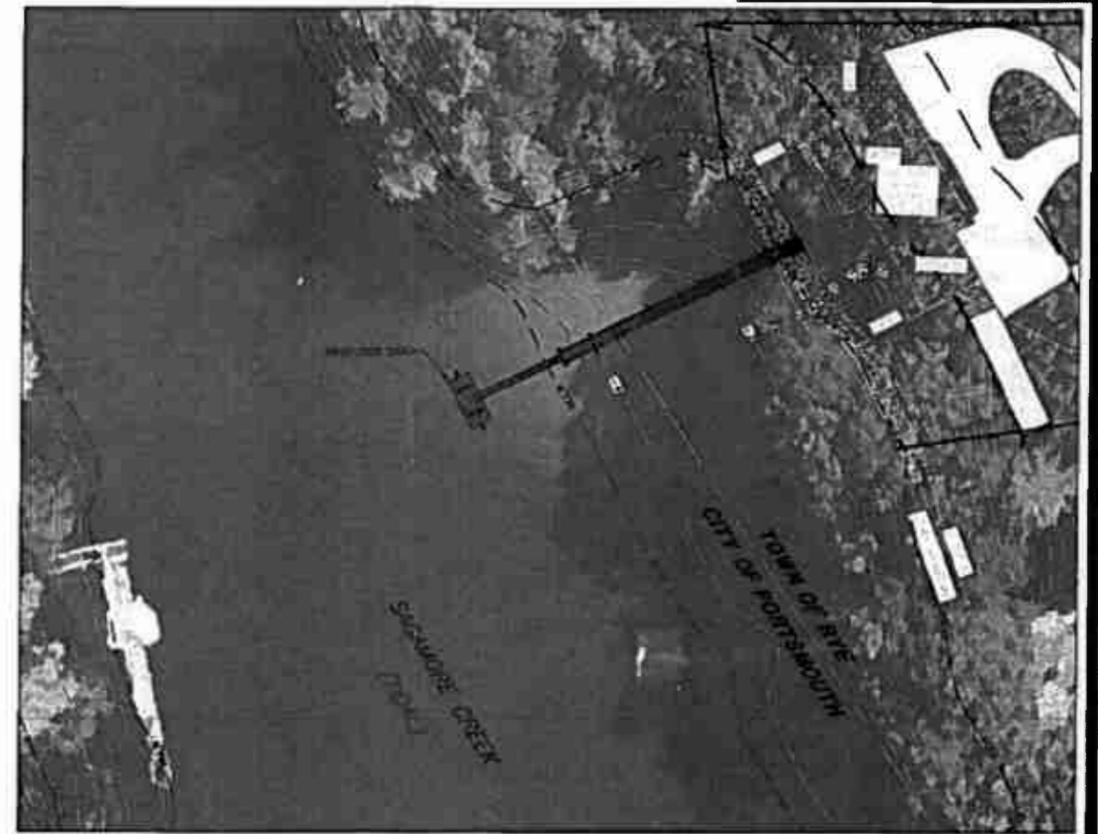
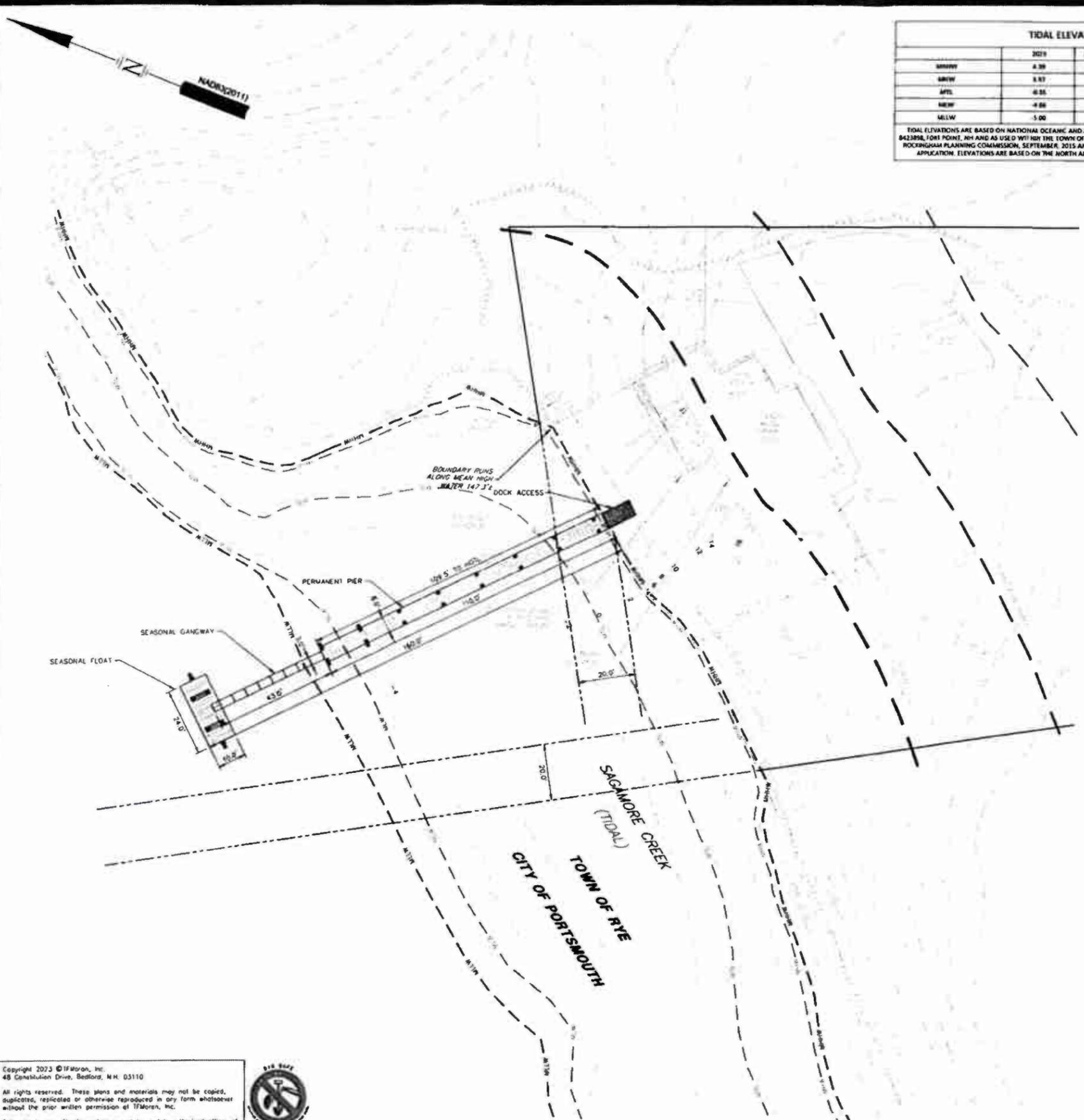
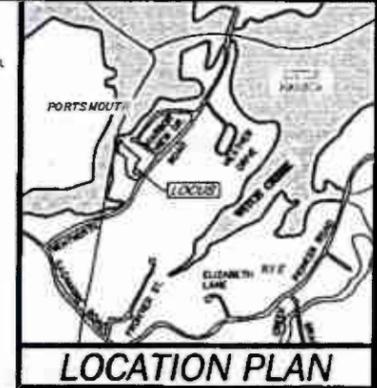
TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 842398, FORT POINT, NH AND AS USED WITHIN THE TOWN OF RYE VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2015 AND INCLUDED WITH THE NHDES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

TIDAL DOCK REGULATIONS

THE FOLLOWING REQUIREMENTS (PROVIDED BY NHDES WD-15 "PERMITTING OF RESIDENTIAL TIDAL DOCKS") ARE MET BY THE PROPOSED TIDAL DOCK.

TIDAL DOCK DIMENSIONS	NHDES LIMITATIONS	PROPOSED
OVERALL STRUCTURE LENGTH	200 FEET	160 FEET
25% OF WATERWAY WIDTH AT MEAN LOW WATER	54 FEET	54 FEET
OVERALL FOOTPRINT	1,500 SF	1,020 SF
OVERALL FLOAT FOOTPRINT	400 SF	240 SF

IMPACT AREAS	TEMPORARY	PERMANENT
TIDAL BUFFER ZONE	0 SF	66 SF
TIDAL SURFACE WATERS	0 SF	1,020 SF
TOTAL	0 SF	1,086 SF



HORIZONTAL SCALE 1"=40'

NOTES

1. QUALIFIED COSTAL PROFESSIONAL, JASON R. AUBRE (EWS #313), USING THE PUBLISHED NOAA DATA, DETERMINED THE TIDAL ELEVATIONS REPRESENTED ON THE PLANS.
2. NH LICENSED LAND SURVEYOR COREY COLWELL (L.S. #844), ASSISTED WITH PLAN DEVELOPMENT.

HORIZONTAL SCALE 1"=20'

SITE DEVELOPMENT PLANS

TAX MAP 24 LOT 34

PROPOSED DOCKING STRUCTURE

LONE STAR, LLC

125 WENTWORTH ROAD

RYE, NEW HAMPSHIRE

OWNED BY

LONE STAR, LLC

1"=10' (11"x17")

SCALE: 1"=20' (22"x34")

MARCH 10, 2023

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48 Constitution Drive, Bedford, NH 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists

48 Constitution Drive, Bedford, NH 03110
Phone: (603) 472-4488
Fax: (603) 472-9747
www.tfmoran.com

47276.51	DR JAC	FB	
	CK JCC	CAD/PXL	47276-51 DOCK

C-02

REV	DATE	DESCRIPTION	DR	CK

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

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 SHIP, 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 ARE 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 INTERFLUVIAL ZONE WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN THE WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (<3 PSI), 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. CONDUITY 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-THE-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 450 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 EXCEED 187DB SEL RE 1/1P0 OR 200DB PEAK RE 1/1P0 AT A DISTANCE >10M FROM THE PILE BEING INSTALLED AND
6. IN-WATER NOISE LEVELS >155DB PEAK RE 1/1P0 SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON ANY GIVEN DAY AND A 12-HOUR RECOVERY PERIOD (I.E. IN-WATER NOISE BELOW 155DB PEAK RE 1/1P0) 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

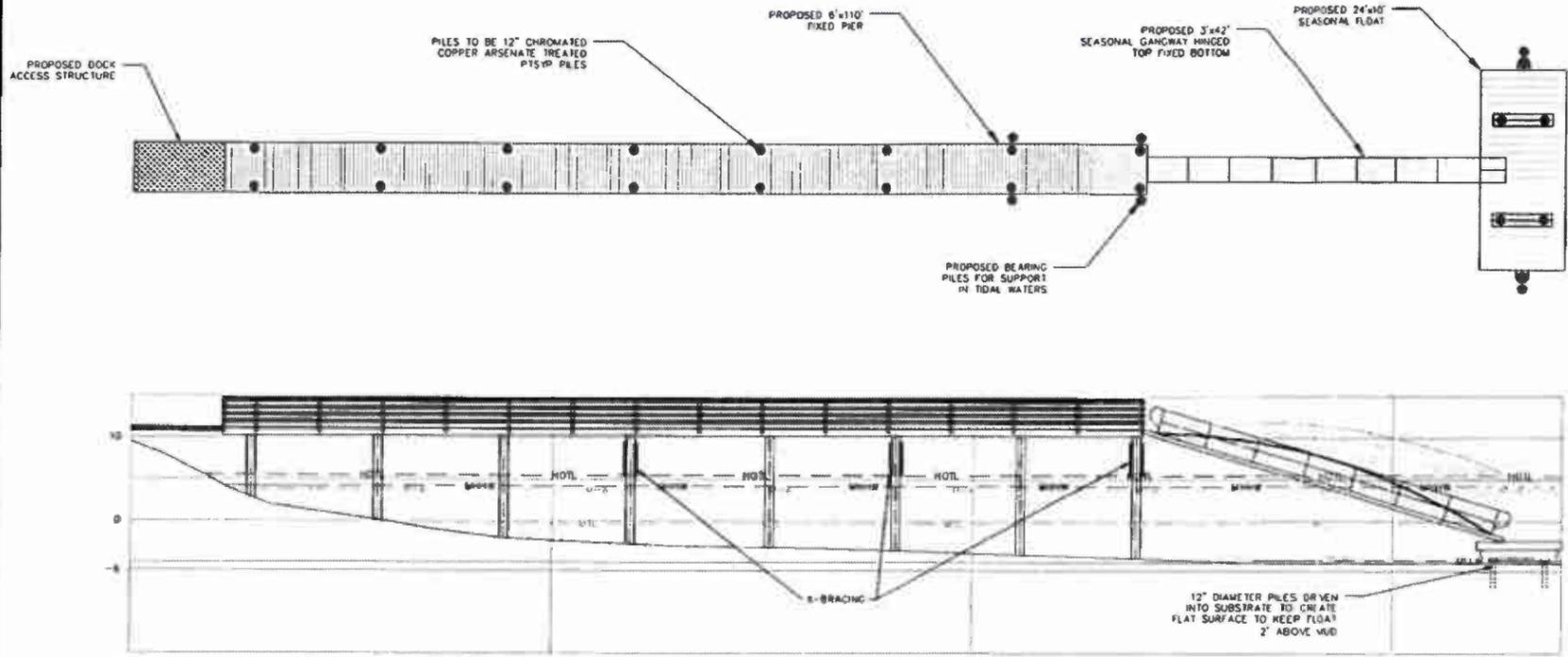
ADEQUATE SEDIMENTATION AND EROSION CONTROL MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE S&I FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION 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 MAGNUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (16 U.S.C. 1801-1842) CAN BE OBTAINED FROM THE NMFS WEBSITE AT WWW.NMFS.NOAA.GOV/HCD.

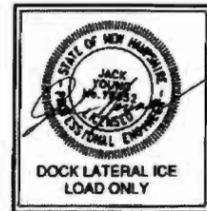
INSPECTIONS

THE PERMITTEE 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.

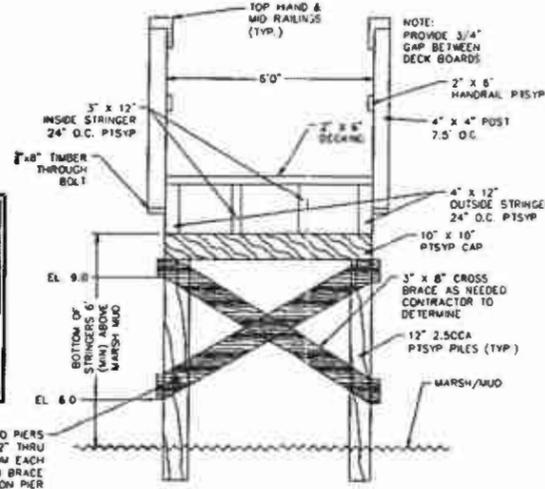


PROPOSED DOCK PROFILE

TIDAL ELEVATIONS	
	2023
HOTL	5.50
MHHW	4.39
MHW	3.97
MTL	-0.85
MWL	-4.66
MLLW	-5.00



CONNECT BRACES TO PIERS WITH ONE (1) 1-1/2" THRU BOLTS 0'-6" FROM EACH END, CENTERED ON BRACE AND ON PIER



PROPOSED PIER DETAIL
NTS



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

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

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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47276.51 DR JCC FB
DE JCC CADFILE 47276-51 DOCK C-03

Jul 14, 2023 - 8:58am
P:\INSR Projects\17276-51 - Wentworth Road - Rye\17276-51 - Lone Star, LLC - 125 Wentworth Rd, Rye\Design\PRODUCT\DOCK DRAWINGS\17276-51 Dock.dwg

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