



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

**Robert R. Scott, Commissioner**



August 3, 2023

131

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

**REQUESTED ACTION**

Approve Katara LLC's request to perform the following work on Piscataqua River in Portsmouth pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2022-02721, and in accordance with RSA 482-A:3. Comments submitted by the Portsmouth Conservation Commission, stating their approval of the project as proposed, are included in the enclosed documents.

Impact 96 square feet (SF) of previously developed upland tidal buffer zone and 906 SF of tidal wetland to construct a tidal docking structure consisting of a 5 foot by 6 foot access stairs connected to a 6 foot by 72 foot fixed pier connected to a 4 foot by 30 foot ramp connected to a 10 foot by 40 foot float with associated piles and float stops. The overall length of this docking structure, seaward of the highest observable tide line, is 101 feet, on approximately 360 feet of frontage along the Piscataqua River in Portsmouth.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plans dated June 27, 2022, and revised through March 6, 2023, by TF Moran, Inc., and last received by the NH Department of Environmental Services (NHDES) on April 4, 2023, in accordance with Env-Wt 307.16
2. This permit shall not be effective until the permittee records this permit at the Rockingham County Registry of Deeds. Any limitations or conditions in the permit so recorded shall run with the land beyond the expiration of the permit. The permittee shall provide the NHDES with a copy of the permit stamped by the registry with the book and page and date of receipt, in accordance with New Hampshire Administrative Rule Env-Wt 314.02(b) and (c).
3. Pile installation shall occur between November 15 and March 15, to protect anadromous fish as required by Env-Wt 307.06.
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. Tidal docking construction shall be done in accordance with the standard conditions in Env-Wt 307.
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).

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588  
TDD Access: Relay NH 1 (800) 735-2964

8. In accordance with Env-Wt 307.03(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 03, 2023. NHDES supported its decision with the following findings:

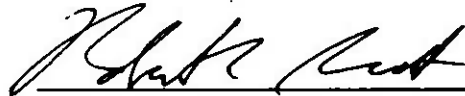
1. This project is classified as a major project per Rule Env-Wt 606.17(a)(1), for all new overwater structure construction in tidal waters/wetlands.
2. On May 5, 2023, the Department received correspondence from the Natural Heritage Bureau (NHB) dated May 5, 2023, stating that "NHB has no further concerns regarding this project."
3. On September 20, 2022, the Department received correspondence from the NH Fish and Game Department (NHFG) dated July 12, 2022, stating that "with construction occurring during the normal [November 15- March 15 federal] dredge window we feel there will be no impacts to [the protected anadromous fish species]."
4. NHDES finds that the project as approved and conditioned will not have an unreasonable adverse impact on the value of such areas as sources of nutrients for finfish, crustacea, shellfish and wildlife of significant value, nor will it damage or destroy habitats and reproduction areas for plants, fish and wildlife of importance.
5. On October 3, 2022, the Department received correspondence from the Portsmouth Conservation Commission stating that the Commission recommended the approval of the project provided "the applicant will ensure that gangway and float storage be off site" and "Kayak storage should be moved to the float or pier to be away from the protected salt marsh habitat and to decrease foot traffic within that area."
6. On June 29, 2022, 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 navigation in the channel," per Rule Env-Wt 603.09.
7. The Department finds that the project as proposed would not 'infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners' and thus, would not be prohibited by RSA 482-A:11,II.

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

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.
9. The Department finds that the project as proposed and conditioned meets the requirements of RSA 482-A and the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100-1000. No waivers of RSA 482-A or the Wetlands Program Code of Administrative Rules Chapters Env-Wt 100-1000 were requested or approved under this permit action.

NHDES Wetlands Bureau permit #2022-02721 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

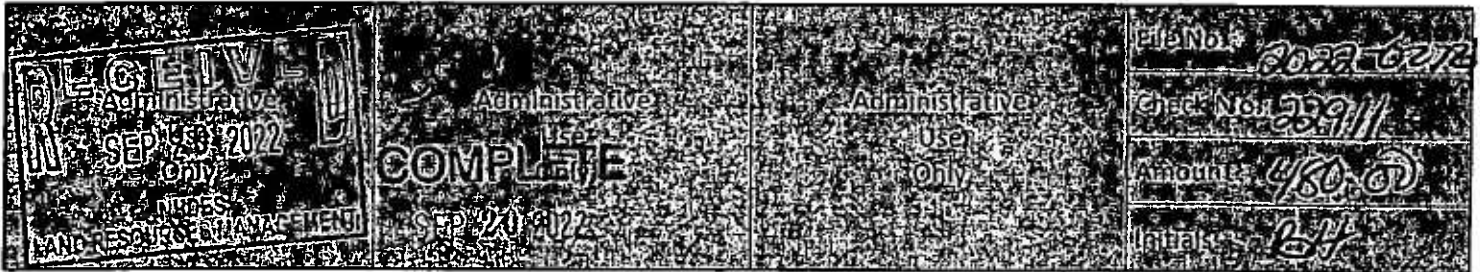
Water Division/Land Resources Management  
Wetlands Bureau  
Check the Status of your Application



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

APPLICANT'S NAME: **Karal LLC**

TOWN NAME: **Portsmouth**



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, (d)(2))**  
Please use the Wetland Permit Planning Tool (WPTT), 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 (PRA), 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"> <li>• Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&amp;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.</li> <li>• Protected species or habitat?                             <ul style="list-style-type: none"> <li>○ If yes, species or habitat name(s): <b>Marsh Elder, Eel Grass, Bed</b></li> <li>○ NHB Project ID #: <b>NHB22-1430</b></li> </ul> </li> <li>• Bog?</li> <li>• Floodplain wetland contiguous to a tier 3 or higher watercourse?</li> <li>• Designated prime wetland or duly-established 100-foot buffer?</li> <li>• Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?</li> </ul>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <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"> <li>• Name of Local River Management Advisory Committee (LAC): <b>N/A</b></li> <li>• A copy of the application was sent to the LAC on Month: <input type="checkbox"/> Day: <input type="checkbox"/> Year: <input type="checkbox"/></li> </ul>	

[irm@des.nh.gov](mailto: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](http://www.des.nh.gov)

For dredging projects, is the subject property contaminated? • If yes, list contaminant: <b>N/A</b>	<input checked="" 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 checked="" type="checkbox"/> No
For stream crossing projects, provide watershed size (see <u>WPPT</u> or Stream Stats): <b>N/A</b>	
<b>SECTION 2 - PROJECT DESCRIPTION (Env. Wt 311:04(i))</b> 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.	
<b>Permanently impact 964 square feet of the previously Developed Upland Tidal Buffer Zone and 958 square feet of Tidal Surface Waters for the purpose of constructing a new Residential Tidal Docking Structure.</b>	
<b>SECTION 3 - PROJECT LOCATION</b> Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: <b>70 Pleasant Point Drive</b>	
TOWN/CITY: <b>Portsmouth NH</b>	
TAX MAP/BLOCK/LOT/UNIT: <b>Tax Map 207 Lot 15</b>	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: <b>Piscataqua River</b>	
<input checked="" type="checkbox"/> N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):	<b>43.06819° North</b> <b>70.74628° West</b>

**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: **Keran, LLC**

MAILING ADDRESS: \_\_\_\_\_

TOWN/CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

FAX: \_\_\_\_\_ PHONE: \_\_\_\_\_

ELECTRONIC COMMUNICATION: By initialing here: **SKS**, 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.: **Aube, Jason R.**

COMPANY NAME: **T. Moran, Inc.**

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

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

EMAIL ADDRESS: **jaube@tmoran.com**

FAX: \_\_\_\_\_ PHONE: **603-431-2222**

ELECTRONIC COMMUNICATION: By initialing here **JRA**, 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: \_\_\_\_\_

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.

**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)(2))**

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 information 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 10 - IMPACT AREAS (RSA 482-A:3, I)**

For each jurisdictional area that will be or has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) for impacts and total wetland acreage. If the impact (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. *Note: installation of a stream crossing in an ephemeral stream may be undertaken without a permit per RSA 482-A:3, I(1) however other thread or fill impacts should be included below.*

For perennial streams/ rivers, 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						
	Scrub-shrub Wetland						
	Emergent Wetland						
	Wet Meadow						
	Vernal Pool						
	Designated Prime Wetland						
	Duly-established 100-foot Prime Wetland Buffer						
Surface Water	Intermittent / Ephemeral Stream						
	Perennial Stream or River						
	Lake / Pond						
	Docking - Lake / Pond						
	Docking - River						
Banks	Bank - Intermittent Stream						
	Bank - Perennial Stream / River						
	Bank / Shoreline - Lake / Pond						
Tidal	Tidal Waters						
	Tidal Marsh						
	Sand Dune						
	Undeveloped Tidal Buffer Zone (TBZ)						
	Previously-developed TBZ	11107			3750		
	Docking - Tidal Water	886			0		
<b>TOTAL</b>		<b>11993</b>			<b>3750</b>		

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

<input type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.
<input type="checkbox"/> NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).
<input checked="" type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:
Permanent and temporary (non-docking): 14857 SF × \$0.40 = \$ 5942.80
Seasonal docking structure: 520 SF × \$2.00 = \$ 1040.00
Permanent docking structure: 866 SF × \$4.00 = \$ 3464.00
Projects proposing shoreline structures (including docks) add \$400 = \$ 400.00
Total = \$ 10806.80
The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 10806.80



**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 311.1)**

Initial each box below to certify:

Initials: <input type="checkbox"/>	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: <input type="checkbox"/>	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: <input type="checkbox"/>	<p>The signer understands that:</p> <ul style="list-style-type: none"> <li>The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:                             <ol style="list-style-type: none"> <li>Deny the application.</li> <li>Revoke any approval that is granted based on the information.</li> <li>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.</li> </ol> </li> <li>The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.</li> <li>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.</li> </ul>
Initials: <input type="checkbox"/>	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)**

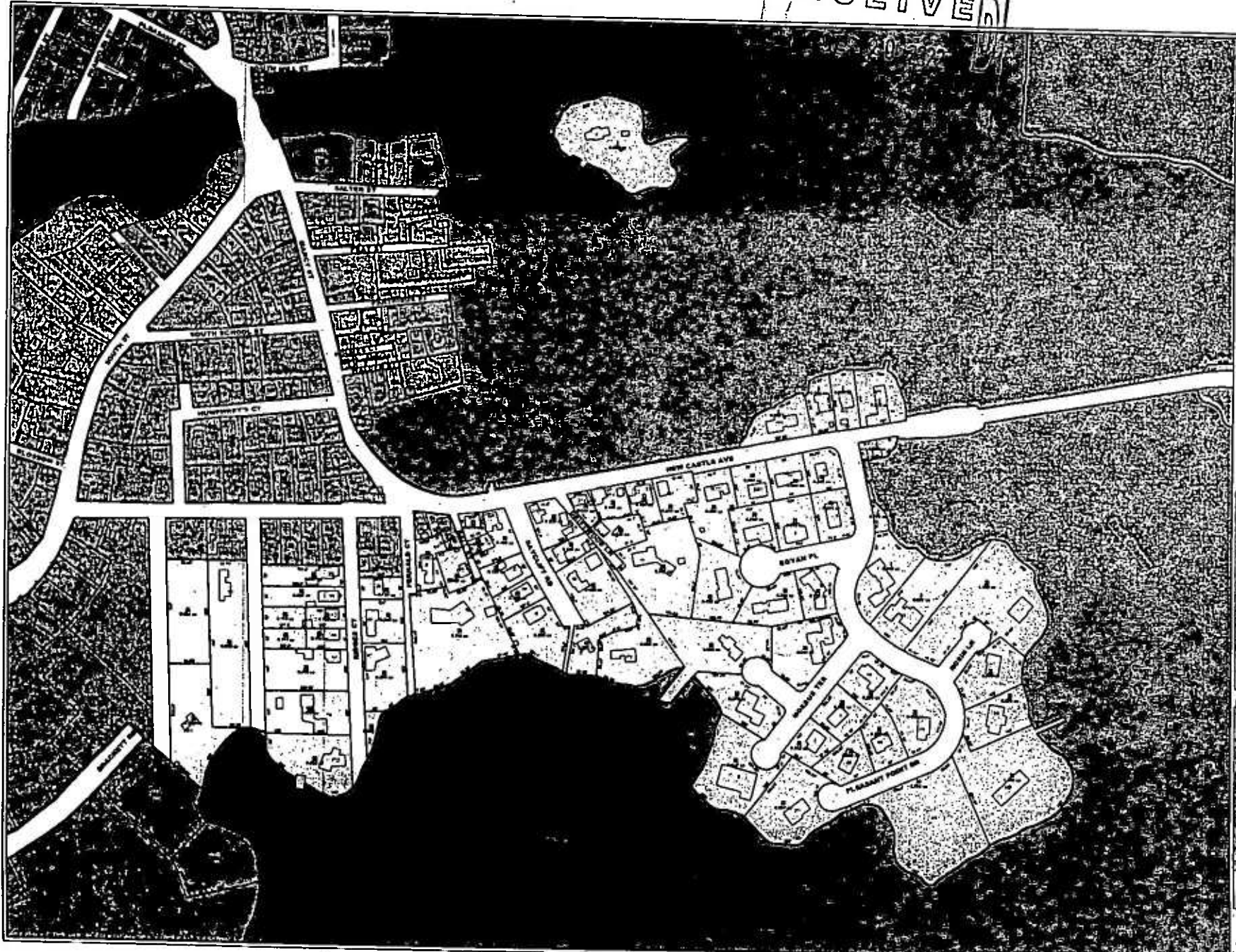
SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Rebecca Rowe, member Katara LLC	DATE: 9/9/2022
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: 	DATE: 
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Jason Aube	DATE: 9/9/2022

**SECTION 16 - TOWN/CITY CLERK SIGNATURE (Env-Wt 311.04(f))**

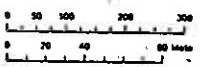
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE: 	PRINT NAME LEGIBLY: Kelli L. Barnalay
TOWN/CITY: Portsmouth	DATE: September 16, 2022

RECEIVED



- Partial Legend**  
See the cover sheet for the complete map
- 7-56 Lot or block number
  - 2-67 Parcel area in acres (sq ft or sq yds)
  - 3 Address number
  - 86-97 Parcel number from a mapsheet or Parcel line generation
  - 88-93 AVE Street name
  - Parcel/Partial boundary
  - Parcel/ADP boundary
  - Whole boundary
  - Structure (1994-2004)
  - Parcel covered by this map
  - Parcel from a neighboring map (see other map for correct status)



This map is for assessment purposes only and is not intended for legal description or other purposes. Parcels are mapped as of April 1, 2021. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be in planbook status. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal address.







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](mailto:pamela.g.monroe@des.nh.gov), or (603) 271-3137.



# CITY OF PORTSMOUTH

Community Development Department  
(603) 610-7281

Planning Department  
(603) 610-7216

## CONSERVATION COMMISSION

July 20, 2022

TO: DES Wetlands – Coastal Region  
222 International Drive, Suite 175  
Portsmouth, NH, 03801

Attn: Permit Coordinator

RE: Standard Dredge and Fill Application

MEETING DATE: July 13, 2022

CONSTRUCTION SITE: 70 Pleasant Point Drive

**RECEIVED**

OCT 03 2022

ENVIRONMENTAL SERVICES  
"BY NH DES WETLANDS BUREAU"

This Commission recommends approval of the cited project.

This Commission requests the statutory 40-day delay in order to allow for further investigation of the project. (See below)

This Commission recommends denial of the cited project for the reasons.

Other

*After due deliberation, the Commission voted to recommend approval of the State Wetlands Bureau Application with the following stipulations:*

- 1. The applicant will ensure that gangway and float storage be off site.*
- 2. Kayak storage should be moved to the float or pier to be away from the protected salt marsh habitat and to decrease foot traffic within that area.*

FOR THE COMMISSION:

Sincerely,

Barbara McMillan, Chair  
Conservation Commission

cc: Peter Britz, Environment Planner/Sustainability Coordinator  
Jason Aube, CWS, TF Moran, Seacoast Division

7021 1970 0001 7581 8447

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Portsmouth, NH 02801

**OFFICIAL USE**

Certified Mail Fee	\$3.75	\$3.05
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	1.53	0.58
<b>Total Postage and Fees</b>	<b>\$7.33</b>	

Postmark: JUN 2 2022  
 06/24/2022

MARY B. ALLEN REV TRUST

Instructions

7021 1970 0001 7581 8423

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Portsmouth, NH 02801

**OFFICIAL USE**

Certified Mail Fee	\$3.75	\$3.05
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	1.53	0.58
<b>Total Postage and Fees</b>	<b>\$7.33</b>	

Postmark: JUN 2 2022  
 06/24/2022

ROBERT W. & POLLY H. HENKEL  
 REVO TRUST

Instructions

**RECEIVED**  
 SEP 20 2022  
 NHDES  
 LAND RESOURCES MANAGEMENT

7021 1970 0001 7581 8430

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Portsmouth, NH 02801

**OFFICIAL USE**

Certified Mail Fee	\$3.75	\$3.05
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	1.53	0.58
<b>Total Postage and Fees</b>	<b>\$7.33</b>	

Postmark: JUN 2 2022  
 06/24/2022

BRUCE A. & SHARRON A. SANDMAIER

Instructions

7021 1970 0001 7581 8454

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

Portsmouth, NH 02801

**OFFICIAL USE**

Certified Mail Fee	\$3.75	\$3.05
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	1.53	0.58
<b>Total Postage and Fees</b>	<b>\$7.33</b>	

Postmark: JUN 2 2022  
 06/24/2022

JONATHAN & KIMBERLY W. LEVY TRUST

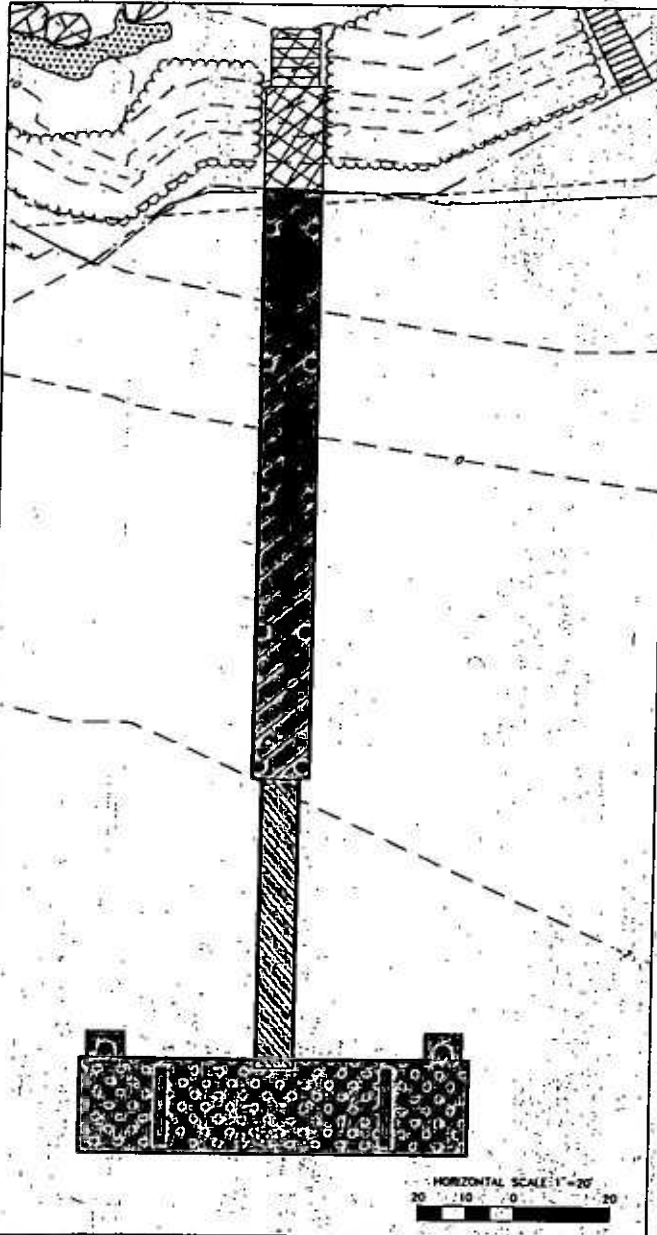
Instructions

**NOTES**

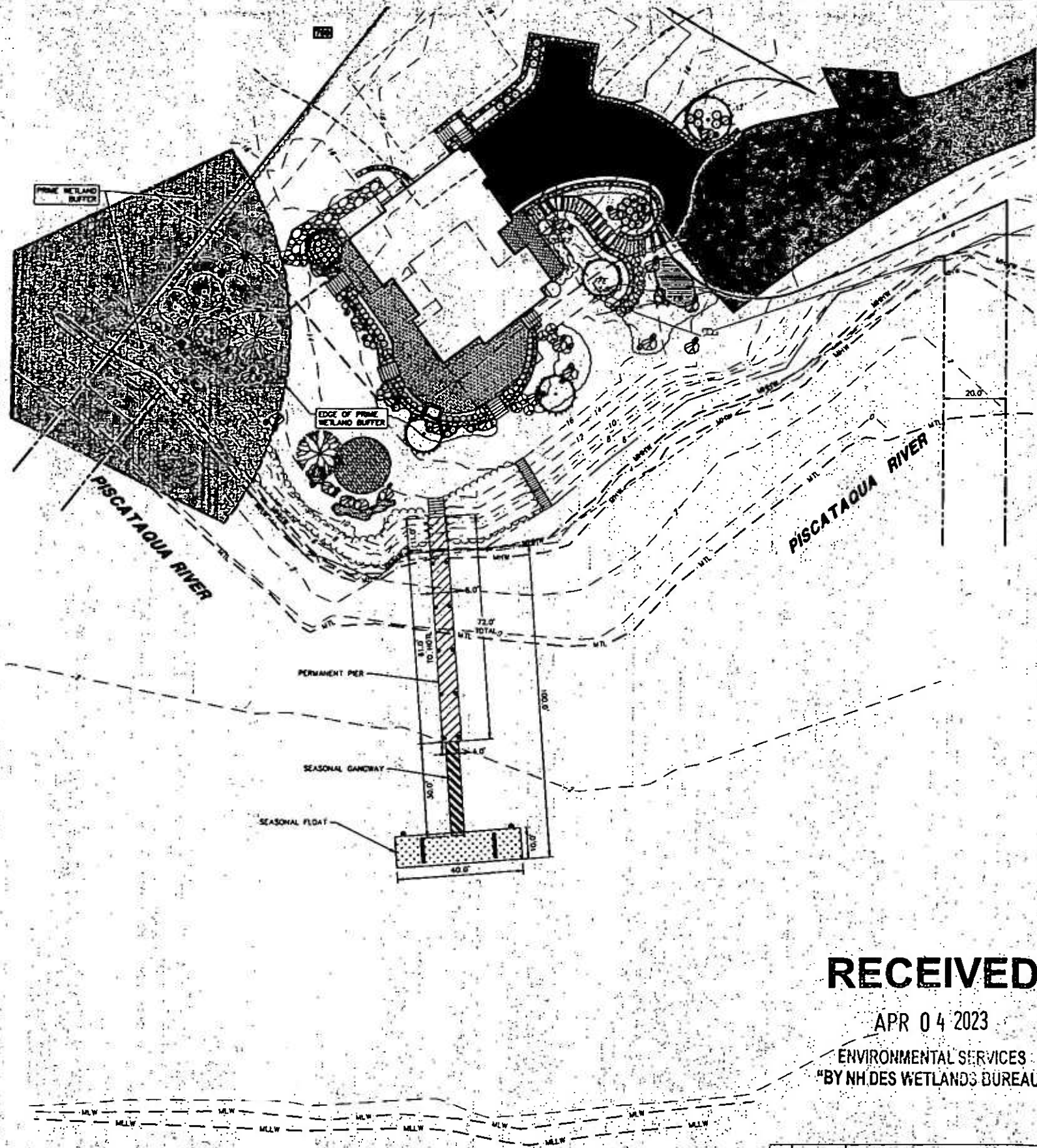
1. QUALIFIED COSTAL PROFESSIONAL, JASON R. ALBRE (CNS #944), USING THE PUBLISHED NOAA DATA, DETERMINED THE TIDAL ELEVATIONS REPRESENTED ON THE PLANS.
2. NH LICENSED LAND SURVEYOR COREY COLWELL (LLS #944), ASSISTED WITH PLAN DEVELOPMENT.



- IMPACT AREA**
- PROPOSED PERMANENT IMPACTS WITHIN TIDAL SURFACE WATERS 906 S.F.
  - PROPOSED PERMANENT IMPACTS JURISDICTIONAL UNDER NH WETLANDS LAW 96 S.F.



HORIZONTAL SCALE: 1"=20'  
20 10 0 20



HORIZONTAL SCALE: 1"=20'  
20 10 0 20

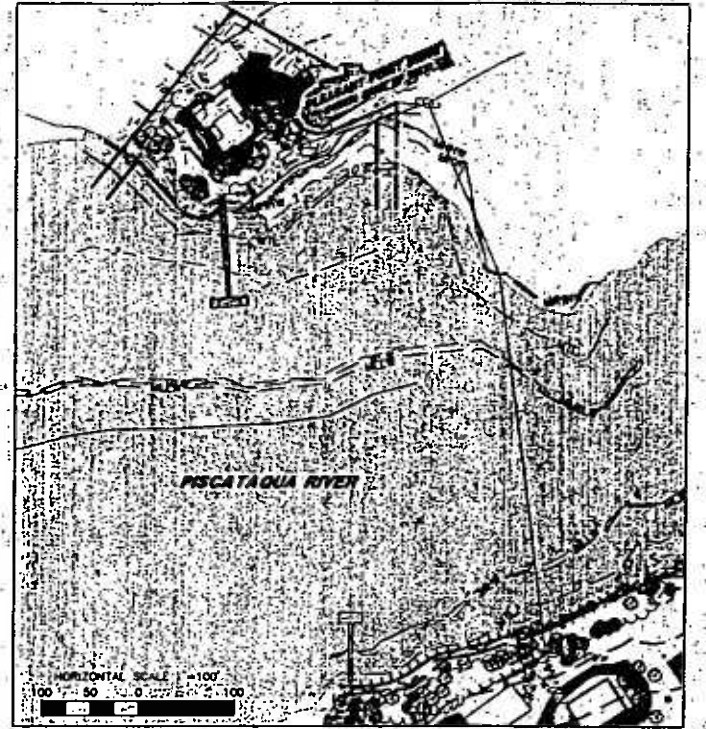
TIDAL ELEVATIONS	
MHW	6.18
MFL	5.76
MTL	-0.82
MLW	-1.39
MLLW	-1.71

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8418670, SEAVEY ISLAND, MAINE AND AS USED WITHIN THE CITY OF PORTSMOUTH VULNERABILITY ASSESSMENT PREPARED BY THE HOOGMOED PLANING CONSULTANTS, SEPTEMBER, 2015 AND INCLUDED WITHIN THE WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVVD88).

**TIDAL DOCK REGULATIONS**

THE FOLLOWING REQUIREMENTS (PROVIDED BY NHDES 98-15 "PERMITTING OF RESIDENTIAL TIDAL DOCKS") ARE MET BY THE PROPOSED TIDAL DOCK.

MINIMAL TIDAL DOCK DIMENSIONS	INDEX LIMITATIONS	PROPOSED
OVERALL STRUCTURE LENGTH	275 FEET	168 FEET
25% OF WATERWAY WIDTH AT MEAN LOW WATER	86.8 FEET	N/A
OVERALL FOOTPRINT	1,200 SF	868 SF
OVERALL FLGAT FOOTPRINT	400 SF	480 SF
DOCK IMPACTS	TEMPORARY	PERMANENT
TIDAL SURFACE WATERS	0	962 SF
TOTAL	0	962 SF



INSET OF RIVER WIDTH

**RECEIVED**

APR 04 2023

ENVIRONMENTAL SERVICES  
"BY NH DES WETLANDS BUREAU"

**SITE DEVELOPMENT PLANS**

TAX MAP 207 LOT 15  
PROPOSED DOCKING STRUCTURE  
70 PLEASANT POINT DRIVE  
PORTSMOUTH, NEW HAMPSHIRE  
OWNED BY  
KATARA, LLC

1"=40' (11"x17")  
SCALE: 1"=20' (22"x34")

JUNE 27, 2022

Copyright 2022 © TFMoran, Inc.  
48 Constitution Drive, Bedford, N.H. 03110  
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.  
This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



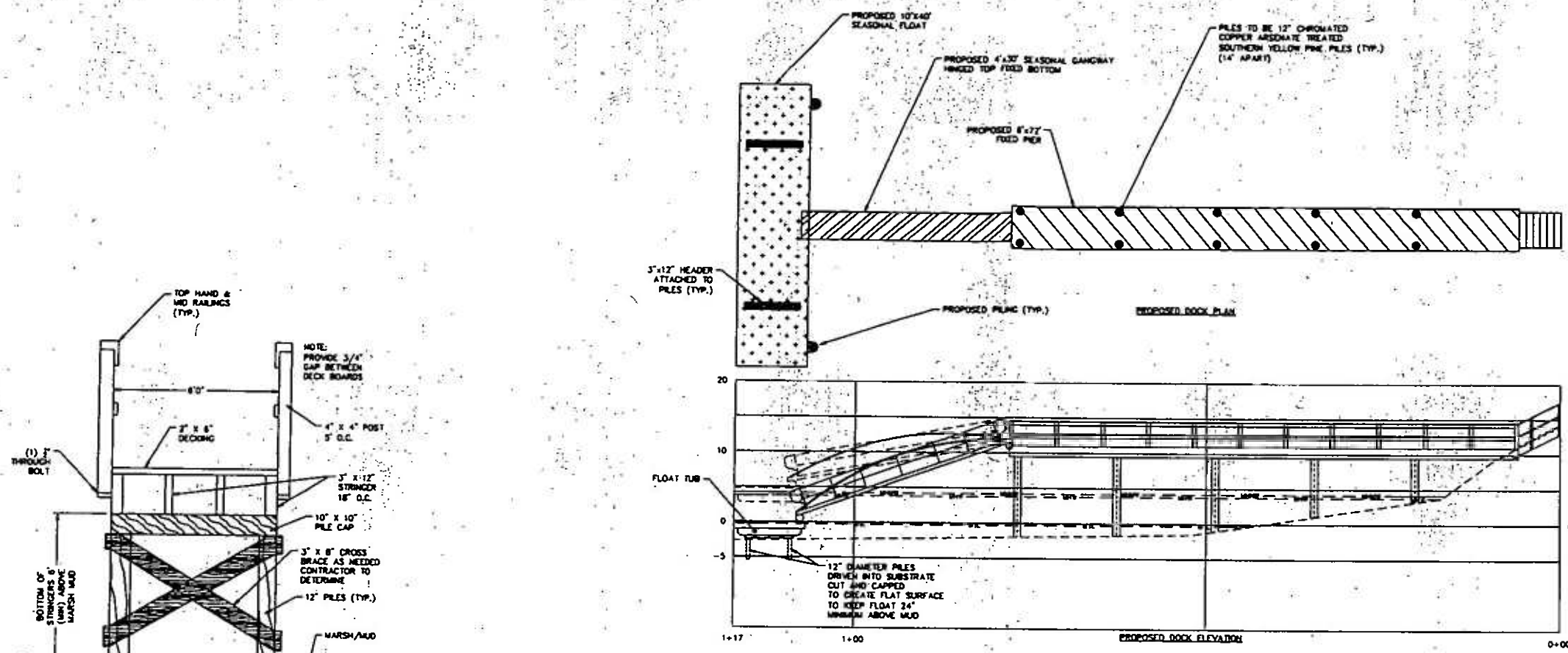
REV	DATE	DESCRIPTION	BY	CHK
1	3/8/2023	REVISIONS PER INDEX COMMENTS	JIC	JCC
2	3/8/2023	REVISIONS PER INDEX COMMENTS	JIC	JCC

**TFM** CIVIL ENGINEERS  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

48 Constitution Drive  
Bedford, NH 03110  
Phone (603) 472-4488  
Fax (603) 472-8747  
www.tfmoran.com

47307.01  
EX-06

Mar 08, 2023 - 4:58pm  
F:\MISC Projects\1707 - Pleasant Point Dr - Portsmouth\1707-01 - Katara - 70 Pleasant Point Drive\Design\PRODUCTION DRAWINGS\DWG\1707-01\_Dock.dwg



**SEQUENCE OF CONSTRUCTION**

1. AT LEAST 48-HOURS PRIOR TO COMMENCING THE CONSTRUCTION ACTIVITIES, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE INITIATION OF CONSTRUCTION NOTIFICATION FORM.
2. MOBILIZATION OF CRANE BARGE, PUSH BOAT, WORK SKIFF, MATERIALS, AND PREFABRICATED COMPONENTS, INCLUDING THE GANGWAY AND FLOAT WILL BE TRANSFERRED TO THE PROJECT AREA.
3. THE BARGE WILL BE POSITIONED ADJACENT TO THE EXISTING DOCKING STRUCTURE AND BEYOND THE LIMITS OF ANY EMERGENT VEGETATION.
4. THE PROJECT WILL COMMENCE AT LOW TIDE TO MINIMIZE EROSION AND TURBIDITY.
5. USING THE SAME MECHANICAL VIBRATORY TECHNIQUE, THE NEW PILES WILL BE DRIVEN UNTIL REFUSAL. EACH NEW PILE WILL BE LOCATED AS DEPICTED ON THE APPROVED PLANS ASSOCIATED WITH THE APPROVED NHDES WETLANDS PERMIT.
6. ONCE THE PILING IS SET, THEY ARE CUT AND BEAM CAPS ARE INSTALLED AND THE DECKING IS INSTALLED.
7. THE GANGWAY AND THE FLOAT IS LIFTED FROM THE BARGE AND SECURED TO THE PERMANENT DOCKING STRUCTURE.
8. ANY DISTURBED SOILS WITHIN THE PREVIOUSLY DEVELOPED UPLAND TIDAL BUFFER ZONE WILL BE SEEDED WITH A SHORELINE SEED MIX THAT INCLUDES SPECIES TOLERANT OF SALT AND SANDY SOILS.
9. DURING HIGH TIDE THE BARGE WILL RETREAT FROM THE AREA WITH THE EXISTING DOCKING STRUCTURE MATERIALS.
10. UPON COMPLETING THE PROJECT, THE PROPERTY OWNER, OR THEIR AGENT, WILL NOTIFY NHDES VIA THE COMPLETION OF CONSTRUCTION NOTICE AND CERTIFICATE OF COMPLIANCE FORM.

**DISCHARGES, AVOIDANCE, MINIMIZATION AND MITIGATION**

DISCHARGES OF DREDGED OR FILL MATERIAL INTO WATERS OF THE U.S. AND ANY SECONDARY IMPACTS SHALL BE AVOIDED AND MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE. PERMITTEES MAY ONLY FILL THOSE JURISDICTIONAL WETLANDS AND WATERWAYS THAT THE CORP AND NHDES AUTHORIZES AS SECONDARY IMPACTS, IF NOT SPECIFICALLY AUTHORIZED BY USACE AND NHDES. ANY UNAUTHORIZED FILL OR SECONDARY IMPACT TO WETLANDS MAY BE CONSIDERED AS A VIOLATION OF THE CHL.

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 (<1 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 ON 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. CORRIDOR 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. 8TH - APR. 9TH, OR
  2. MUST BE DRILLED AND PRINED 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 7'-4' ABOVE.
- IN-WATER NOISE LEVELS SHALL NOT >187dB SEL RE 1/1P0 OR 206dB PEAK RE 1/1P0 AT A DISTANCE >10M FROM THE PILE BEING INSTALLED AND
- 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**

UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND. THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREA IS PROHIBITED. 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.

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, MANAGEMENT MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SALT 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 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 WETLAND 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 NMFS WEBSITE AT WWW.NERONHQA.GOV/MSD.

**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.

TIDAL ELEVATIONS			
	2022	2100 PROJECTION	
MHHW	4.18	7.13	
MHW	3.76	6.71	
MTL	-0.32	2.63	
MWL	-4.39	-2.44	
MLLW	-4.71	-1.76	

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423896, SEAVEY ISLAND, NH AND AS USED WITHIN THE TOWN OF HAMPTON 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)

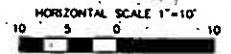
**RECEIVED**  
 APR 04 2023  
 ENVIRONMENTAL SERVICES  
 "BY NH DES WETLANDS BUREAU"

**SITE DEVELOPMENT PLANS**  
 TAX MAP 207 LOT 15  
**DOCK DETAILS**  
 70 PLEASANT POINT DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE  
 OWNED BY  
 KATARA, LLC

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

JUNE 27, 2022

Copyright 2022 © TFM, Inc.  
 48 Constitution Drive, Bedford, N.H. 03110  
 All rights reserved. These plans and materials may not be copied, replicated, or otherwise reproduced in any form whatsoever without the prior written permission of TFM, Inc.  
 This plan is not effective unless signed by a duly authorized officer of TFM, Inc.



REV	DATE	DESCRIPTION	BY	CHK
2	3/8/2023	REVISIONS PER NHDES COMMENTS	JCC	JCC
1	8/6/2022	NO REVISIONS THIS SHEET	JCC	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) 472-8747  
 www.tfmnh.com

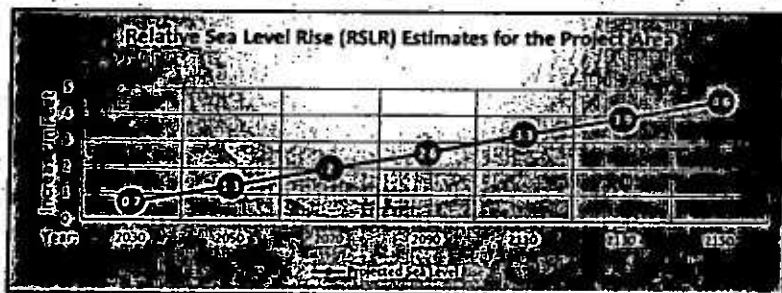
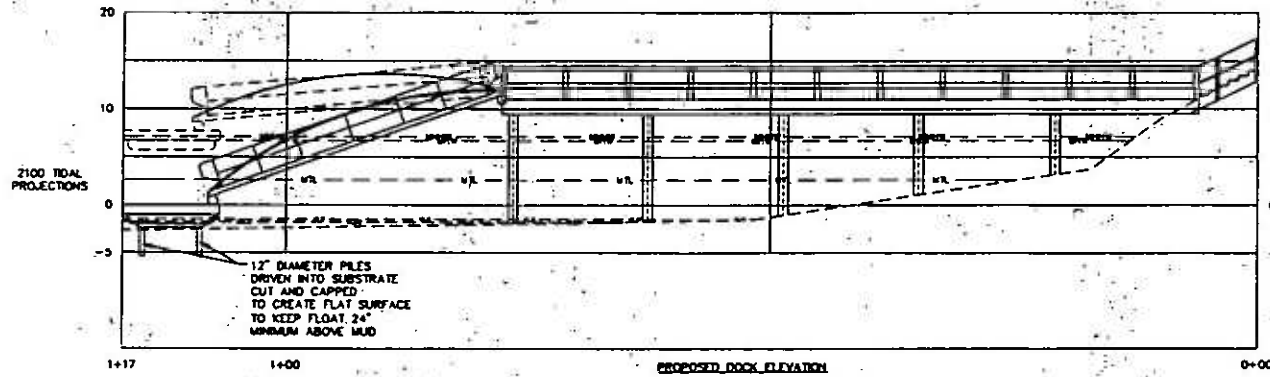
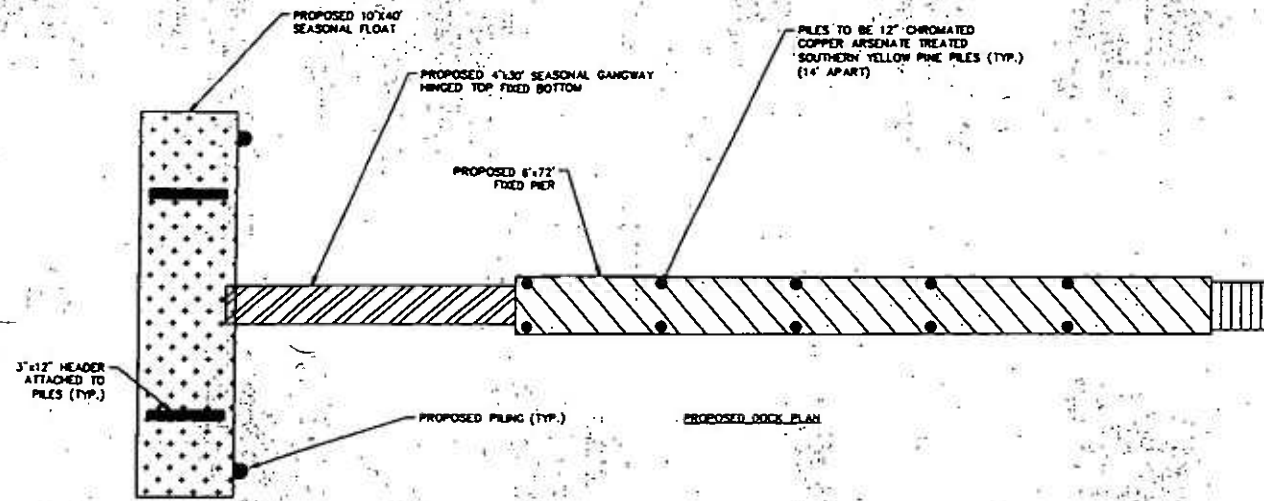
47307.01

EX-07

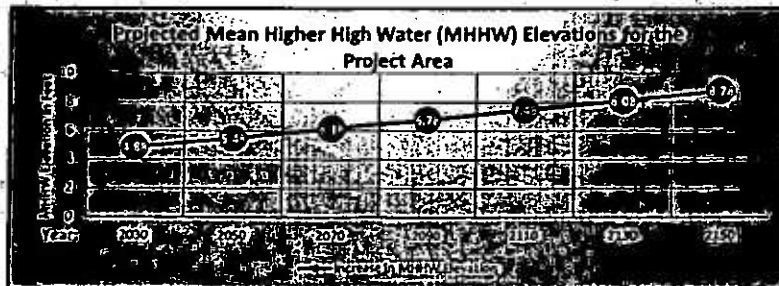


TIDAL ELEVATIONS		
	2022	2100 (PROJECTED)
MHHW	4.18	7.13
MHW	3.76	6.71
MFL	-0.32	2.63
MLW	-1.39	-1.64
MLLW	-4.71	-1.76

TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 842286, SEAVEY ISLAND, NH AND AS USED WITHIN THE TOWN OF HAMPTON VULNERABILITY ASSESSMENT PREPARED BY THE ROCKINGHAM PLANNING COMMISSION, SEPTEMBER, 2021 AND INCLUDED WITH THE RHODES WETLANDS PERMIT APPLICATION. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)



INCREMENTAL RELATIVE SEA LEVEL RISE FOR THE PROJECT AREA BASED ON REPRESENTATIVE CONCENTRATION PATHWAY (RCP) 4.5



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 4.18 FEET DETERMINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ASSOCIATION (NOAA) SEAVEY ISLAND, MAINE STATION 8419870 USING NAVD 88 DATUM.

**RECEIVED**

APR 04 2023

ENVIRONMENTAL SERVICES  
"BY NH DES WETLANDS BUREAU"



*Michael J. Severt*

THE ATTACHED PROFESSIONAL ENGINEER (PE) STAMP IS LIMITED TO THE REQUIREMENTS OF THE RHODES WETLANDS BUREAU RELATIVE TO THE ANALYSIS OF THE COASTAL VULNERABILITY ASSESSMENT AND DETERMINATION THE PROPOSED DOCKING STRUCTURE WILL NOT BREAK FREE AS A RESULT OF TIDAL FORCES ENCOUNTERED DURING STORM SURGES UP TO AND INCLUDING THE ONE PERCENT ANNUAL CHANCE EVENT. THIS PE STAMP DOES NOT COVER STRUCTURE DESIGN WHICH IS BEING PERFORMED BY OTHERS.

**SITE DEVELOPMENT PLANS**

TAX MAP 207 LOT 15  
**VULNERABILITY ASSESSMENT - PROJECTED SEA LEVEL RISE**  
**70 PLEASANT POINT DRIVE**  
PORTSMOUTH, NEW HAMPSHIRE  
OWNED BY  
**KATARA, LLC**

1"=20' (11"x17")  
SCALE: 1"=10' (22"x34") JUNE 27, 2022

Copyright 2022 © TFMoran, Inc.  
48 Constitution Drive, Bedford, N.H. 03110  
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.  
This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



HORIZONTAL SCALE 1"=10'  
10 5 0 5 10

REV	DATE	DESCRIPTION	DR	CK
2	3/8/2023	REVISIONS PER RHODES COMMENTS	JKC	JCC
1	9/8/2022	NO REVISIONS THIS SHEET	JKC	JCC

	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
	47307.01	DR JKC FB CK JCC CADFILE 47307-01_DOCK

Mar 08, 2023 - 4:58pm F:\MSC-Projects\1707 - Pleasant Point Dr - Portsmouth\1707-01 - Katara - 70 Pleasant Point Drive\Design\PRODUCTION DRAWINGS\NHDES\1707-01\_Dock.dwg

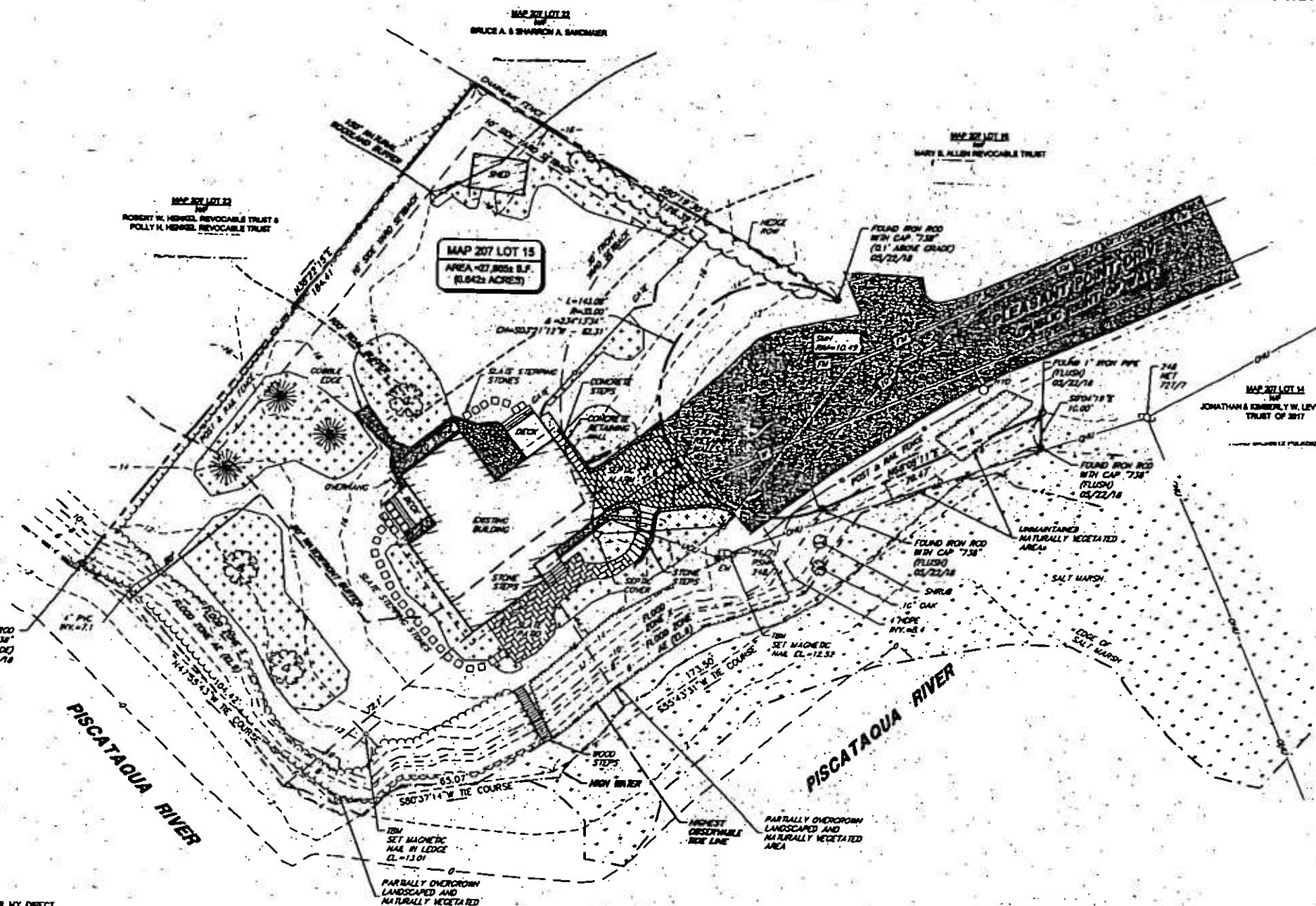
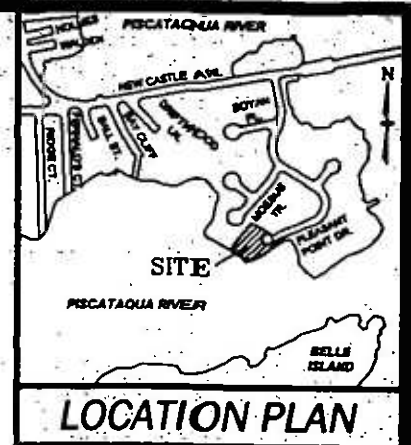
**LEGEND:**

- BL/PG BOOK & PAGE
  - CH CHORD
  - DI DUCTILE IRON PIPE
  - EL ELEVATION
  - EM ELECTRIC METER
  - EP EDGE OF PAVEMENT
  - FF FISHED FLOOR ELEVATION
  - L LENGTH
  - NET NEW ENGLAND TELEPHONE
  - PSM PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
  - N/T NOW OR FORMERLY
  - R RADIUS
  - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - S.F. SQUARE FEET
  - SM SEWER MANHOLE
  - TM TEMPORARY BENCH MARK
  - A CENTRAL ANGLE
- 
- MAP 47 LOT 11 ASSESSOR'S MAP NUMBER/ LOT NUMBER
  - PROPERTY LINE
  - EXISTING CONTOUR
  - POST & RAIL FENCE
  - CHARLIE FENCE
  - TRICE LINE
  - SEWER LINE
  - FORCE MAIN
  - WATER LINE
  - OVERHEAD UTILITIES
  - UNDERGROUND UTILITIES
  - DECIDUOUS TREE
  - EVERGREEN TREE
  - SEWER MANHOLE
  - UTILITY POLE
  - HYDRANT
  - WATER SHUTOFF
  - BRICK DRIVEWAY
  - SLATE PAVO
  - LANDSCAPED AREA
  - CRUSHED STONE
  - PAVED AREA
  - STONE RETAINING WALL
  - COBBLE EDGE

**RECEIVED**

APR 04 2023

ENVIRONMENTAL SERVICES  
"BY NH DES WETLANDS BUREAU"



**NOTES:**

1. THE PARCEL IS LOCATED IN THE SINGLE RESIDENCE B (SRB) ZONING DISTRICT.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 207 AS LOT 15.
3. THE PARCEL IS GRAPHICALLY LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND SPECIAL FLOOD HAZARD ZONE AE (EL), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) INSURANCE RATE MAP (IRM) COUNTY OF ROCKINGHAM, NEW HAMPSHIRE, PANEL 278 OF 681, VERSION NUMBER 2.3.3.1, MAP NUMBER 3301500278, MAP REVISED JANUARY 28, 2021.
4. OWNER OF RECORD:  
MAP 207 LOT 15  
KATARA, LLC  
274 MILLER AVENUE  
PORTSMOUTH, NH 03801  
RCRD 88.8230 PG.#1228
5. TOTAL PARCEL AREA:  
47,805 S.F.  
(1.0423 ACRES)
6. ZONING REQUIREMENTS:

REQUIRED	PROVIDED
MINIMUM LOT DIMENSIONS:	
LOT AREA:	15,000 S.F. / 27,865 S.F.
LOT AREA PER DWELLING UNIT:	15,000 S.F. / 27,865 S.F.
CONTIGUOUS STREET FRONTAGE:	100 FT / 213.5 FT
DEPTH:	100 FT / 142 FT
MINIMUM YARD DIMENSIONS:	
FRONT:	30 FT / 23.8 FT
SIDE:	10 FT / 44.7 FT
REAR:	30 FT / 72.1 FT
MAXIMUM STRUCTURE DIMENSIONS:	
STRUCTURE HEIGHT:	33 FT
SLOPED ROOF:	30 FT
ROOF APPEARANCE HEIGHT:	20 FT
BUILDING COVERAGE:	40%
MINIMUM OPEN SPACE:	8.2% / 86.4%

7. UTILITIES SHOWN HEREON ARE BASED ON PUBLIC EVIDENCE, RECORD PLANS AND THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW) PROVIDED GIS INFORMATION. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE DETECTED AND THEREFORE ARE APPROXIMATE ONLY. CONTACT DISSAFE @ 1-888-DISSAFE TO VERIFY UTILITIES.
8. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES BY ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
9. THE PURPOSE OF THIS PLAN IS TO SHOW THE TOPOGRAPHY AND CURRENT SITE FEATURES OF TAX MAP 207 LOT 15.
10. THE BOUNDARY OF THE LOCUS PROPERTY IS BASED ON PLAN REFERENCE 1. THIS OFFICE COMPLETED A TOPOGRAPHIC AND EXISTING FEATURES SURVEY ONLY.
11. HORIZONTAL DATUM IS NAD83 PER STATIC GPS OBSERVATIONS. VERTICAL DATUM IS NAVD83 PER GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
12. PARCEL IS SUBJECT TO THE RIGHTS AND RESTRICTIONS AS DESCRIBED IN RORD BK.#278 PG.#1028.
13. THE HIGHEST OBSERVABLE TIDE LINE (HOTL) DEPICTED ON THIS PLAN WAS DETERMINED ON JUNE 10, 2022 BY QUALIFIED COASTAL PROFESSIONAL, JASON R. ALBE, THE HOTL WAS DETERMINED IN ACCORDANCE WITH THE NH DES WETLANDS BUREAU ADMINISTRATIVE RULES UNDER ENV-BY 802.23. 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 FLOTTING AND DEBRIS, THE LANDWARD MARCH OF SALT-TOLERANT VEGETATION, OR A PHYSICAL BARRIER THAT BLOCKS INLAND FLOW OF THE TIDE.

TAX MAP 207 LOT 15  
EXISTING CONDITIONS PLAN  
FOR PROPERTY AT  
70 PLEASANT POINT DRIVE  
PORTSMOUTH, NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM  
OWNED BY  
KATARA, LLC

SCALE: 1" = 20' (22:34)  
1" = 40' (11:17)

SEPTEMBER 7, 2021

**PLAN REFERENCES:**

1. "STANDARD BOUNDARY SURVEY OF TAX MAP 207 - LOT 15 FOR DONNA LYNN TAMAROFF 70 PLEASANT POINT DRIVE CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBT ENGINEERING, INC., DATED OCTOBER 2012. RORD PLAN 80-37480.
2. "PLAN OF LOTS, NEWCASTLE AVENUE, PORTSMOUTH, N.H. FOR ROBERT A. MOERIS & HENRY C. SWK" BY JOHN W. DURCH, CIVIL ENGINEER, DATED OCTOBER 1952. RORD PLAN #02180-8.

REV.	DATE	DESCRIPTION	BY	CHK.
4	11/14/2022	ADD SALT MARSH, UPDATE NOTES	MYP	JCC
3	10/31/2022	UPDATE UTILITIES	MYP	BNK
2	10/5/2022	ADD NOTE 13	AD	BNK
1	7/12/2022	UPDATED FEATURES	MYP	BNK
REV.	DATE	DESCRIPTION	BY	CHK.

Beacoast Division  
  
 Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists

170 Commerce Way, Suite 102  
 Portsmouth, NH 03801  
 Phone (603) 431-2222  
 Fax (603) 431-0919  
 www.tfm.com

47307.01  
 489  
 S-1

Copyright 2023 © TFMoran, Inc.  
 48 Constitution Drive, Bedford, NH, 03110  
 All rights reserved. These plans and materials may not be copied, duplicated, reproduced or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.  
 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

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 MAY 2018. 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.



MAP 08 2023 - 2:17PM  
 F:\ASDC\Projects\2022\08-1-Katara - 70 Pleasant Point Drive\Survey\Output\2022-09-07\Existing Conditions Plan.dwg

2023-03-08  
 DATE

