



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Project # 47099.01

NHDES Watershed Management
Bureau

***Section 401 Water Quality
Certification Application***

for

ADL Family Trust Company, LLC

***For the Construction of a New Bridge and Tidal
Area Restoration***

325 Little Harbor Road, Portsmouth

Rockingham County

July 17, 2024

TFMoran, Inc.

170 Commerce Way – Suite #102
Portsmouth, NH 03801
(603) 431-2222

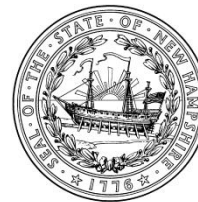
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SECTION 1



**APPLICATION FOR WATER QUALITY
CERTIFICATION**
Water Division
Water Quality Certification Program



RSA: 485-A: 12, III and IV

Date of Request 7/17/2024

Date Request Received by NHDES _____

I. Applicant Information

Principal Place of Business of the Applicant TFMoran, Inc.
Mailing Address [Street, PO Box, RR, etc.] 170 Commerce Way, Suite 102
City/Town and ZIP Code Portsmouth - 03801
Telephone No. 603-431-2222
Email Address jaube@tfmoran.com
Name and Title of Signatory Official Responsible for the Activity for which Certification is Sought (e.g., President, Administrator) Jason Aube, Director of Environmental Permitting

II. Project Information

Name of Project Lady Isle Bridge Replacement and Tidal Area Restoration Project
Name of Town and County that contains the Project Portsmouth, Rockingham County
Name of Receiving Waterbody and Drainage Basin Back Channel of the Piscataqua River
Summary of Activity (e.g., construction, operation, or other practice or action) Construction of a new bridge on wooden piles that results in eliminating a major tidal restriction through the removal of two existing causeways within public waters.

phone [\(603\) 271-2457](tel:6032712457)

fax (603) 271-7894

PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

III. Additional Submittal Information**PLEASE SUBMIT AS MUCH INFORMATION AS POSSIBLE IN ELECTRONIC FORMAT**

Please provide an individual response to each bullet, below. If applicable information is contained in the application materials, please provide a reference to the specific section in the application materials that will represent the response to the individual bullets below.

- Type of activity (e.g., construction, operation, other action such as water withdrawal) and the start and end dates of the activity.
- The characteristics of the activity: Whether the activity is associated with a discharge and/or water withdrawal and whether the discharge and/or withdrawal is proposed or occurring.
- The characteristics of the discharge and/or withdrawal:
 - Flow rate (cfs).
 - Potential chemical, physical, biological constituents.
 - Frequency (e.g., daily, hourly).
 - Duration.
 - Temperature (Celsius).
 - Latitude and longitude (dd:mm:ss).
- The existing and designated use(s) that are potentially affected by the proposed activities. (Designated Uses are listed in the NHDES Consolidated Assessment and Listing Methodology.)
- The provision(s) of surface water quality standards (Env-Wq 1700) that are applicable to the designated uses affected by the proposed activities.
- A pollutant loading analysis to show the difference between predevelopment and post-development pollutant loads for a typical year. The objective of the loading analysis is to show post-development pollutant loads do not exceed pre-development pollutant loads. Loading analysis guidance and a simple spreadsheet model will be provided by NHDES. The loading analysis will be used to determine appropriate stormwater management measures, which must be effectively designed, installed, and maintained to ensure compliance with surface water quality standards.
- A description of any other aspect of associated with construction and operation of the activity that would affect the chemical composition, temperature, flow, or physical aquatic habitat of the surface water.
- An original or color copy/reproduction of a United States Geological Survey Quadrangle Map that clearly shows the location of the activity and all potential discharge points.
- A copy of the final complete federal permit application or federal license application, including the federal permit, license, or project number.
- A copy of the NHDES wetlands permit (RSA 482-A:3), if necessary.
- A copy of the NHDES alteration of terrain permit (RSA 485-A:17), if necessary.
- A plan showing the proposed activities to scale including:
 - The location(s) and boundaries of the activities.
 - The location(s), dimension(s), and type(s) of any existing and/or proposed structures.
 - The location(s), name(s), identification number(s), and extent of all potentially affected surface water bodies, including wetlands.
- For projects that involve a new surface water withdrawal, provide the following:

phone [\(603\) 271-2457](tel:6032712457)

fax (603) 271-7894

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- A copy of the water conservation plan (WCP) submitted to the NHDES Water Conservation Program and the status of NHDES approval.
- A copy of a waiver approved by the NHDES Water Conservation Program that waives the requirement to submit a WCP prior to or in conjunction with the application for water quality certification.
- Pursuant to Env-Wq 2101, and unless a waiver is applied for and granted by NHDES, all applicants for water quality certification are required to submit a water conservation plan (WCP) for projects that involve a new withdrawal from a surface water prior to or in conjunction with this application. Contact the NHDES Water Conservation Program for guidance related to drafting a WCP and the review and approval process. Information regarding the WCP, including contact information, may be found at the [NHDES Water Conservation website](#).
- If the project is located within ¼ (one quarter) mile of a designated river, as defined under RSA 483 (the Rivers Management and Protection Act), provide documentation showing that the Local River Management Advisory Committee (LAC) has been provided with a copy of this complete application. A list and map of the designated rivers, as well as contact information, may be found at the [NHDES Rivers Management and Protection website](#).

Signature – MUST BE SIGNED AND DATED BY APPLICANT

To the best of my knowledge, the data and information described above, which I have submitted to the New Hampshire Department of Environmental Services, is true and correct. I understand that an approval of the requested water quality certification based upon incorrect data may be subject to revocation of the certification. I have complied with all local regulations or ordinances relative to the proposed activity and have obtained or will obtain, prior to the commencement of any work, all other approvals that may be required.

Signed: Jason Aube
Date: 7/17/2024

401 Water Quality Certification Application

Supplemental Information

Lady Isle Bridge Replacement and Tidal Area Restoration Project

Project Overview

Lady Isle, also known as Belle Isle, is a privately owned residential island accessed by a single bridge. The existing bridge has deteriorated and must be replaced. To ensure continued emergency vehicle access while a new home is constructed on the island, the existing bridge and causeways must remain in place while the new bridge is constructed. The most westerly new bridge approach requires greater than 1,000 square feet of impacts to a salt marsh, an area considered a Special Aquatic Site (SAS) under the Code of Federal Regulations 40 CFR part 230.41 and is disqualified from utilizing the NH General Permit as a mechanism to satisfy the wetlands permitting requirements of the U.S. Army Corps of Engineers.

The proposed bridge will be 332-feet long by 22-feet wide and it will be supported by wooden piles. 23,737 square feet of the proposed impacts jurisdictional under RSA 482-A, NH Wetlands Law, are occurring for the purpose of restoring the tidal riverbed through the removal of two causeways within public waters. This project also proposes 7,491 square feet of salt marsh restoration and 16,340 square feet of upland riparian buffer restoration.

This project has received oversight from Dr. David Burdick, Research Associate Professor of Coastal Ecology and Restoration in Department of Natural Resources at the University of New Hampshire. Additionally, this project has received guidance and approvals from the U.S. Coast Guard, EPA, NOAA Marine Fisheries, the Pease Development Authority, NH Natural Heritage Bureau, NH Division of Historical Resources, NH Fish and Game, and the City of Portsmouth.

Specific Required Supplemental Information:

- 1.) Type of Activity:** The proposed activity includes the construction of a new wooden bridge supported by wooden piles, the construction of a new bridge approach, removing two existing causeways from public waters and associated regrading, fringe salt marsh and upland riparian buffer restoration. The project contractors would like to start construction as soon as possible and it is estimated that it will take 6-months to complete.
- 2.) Characteristics of the Activity:** While the entire project area will be surrounded by adequate levels of erosion and sediment controls, in this instance, the discharge materials include the proposed fill necessary for the construction of the most westerly bridge approach including, clean fill, rocks, crushed stone, and riprap. Dredged spoils associated with the removal of the existing causeways are also classified as a discharge. This project proposes no water withdrawals.

3.) Characteristics of the Discharge: The characteristics of the discharge include those components of the clean fill that have the propensity to elevate turbidity levels above 10 nephelometric turbidity units (NTU). More particularly, this includes the finer silts and sediments that have greater opportunity to remain suspended within the water column. The dredged spoils associated with the causeway removal are fine marine sediments and are more likely to elevate turbidity levels.

The frequency of the discharge associated with the proposed fill for the construction of the bridge approach may be no more than 4-days. Once the material is deposited and covered with riprap, this area will be stable. The frequency of the discharge associated with the dredged spoils connected with the causeway removal will occur twice a day for approximately 6-weeks. The discharge will coincide with the daily ebb and flow of tidal waters that reach and exceed the elevation of the causeway removal impact areas. The causeway removal work will only occur “within the dry” during low tides. The entire project area will be surrounded with turbidity curtains that will be inspected daily and adjusted as required.

4.) Existing and Designated Use(s) Potentially Affected by the Proposed Activities: The back channel of the Piscataqua River has the following existing and designated uses: *Aquatic Life Integrity, Fish Consumption, Shellfish Consumption, Swimming and Other Recreation in and On the Water, and Wildlife.*

Table 3-4: Designated Uses for New Hampshire Surface Waters

Designated Use	NH Code of Administrative Rules (Env-Wq 1702.17) Description		Applicable Surface Waters
Aquatic Life Integrity	The surface water can support aquatic life, including a balanced, integrated, and adaptive community of organisms having a species composition, diversity, and functional organization comparable to that of similar natural habitats of the region.		All surface waters
Fish Consumption	The surface water can support a population of fish free from toxicants and pathogens that could pose a human health risk to consumers.		All surface waters
Shellfish Consumption	The tidal surface water can support a population of shellfish free from toxicants and pathogens that could pose a human health risk to consumers.		All tidal surface waters
Potential Drinking Water Supply	The surface water could be suitable for human intake and meet state and federal drinking water requirements after adequate treatment.		All surface waters
Swimming and Other Recreation In and On The Water	NHDES Clarification		All surface waters
	Primary Contact Recreation (i.e. swimming)	Waters suitable for recreational uses that require or are likely to result in full body contact and/or incidental ingestion of water	
	Secondary Contact Recreation (i.e. boating)	Waters that support recreational uses that involve minor contact with the water.	
Wildlife	The surface water can provide habitat capable of supporting any life stage or activity of undomesticated fauna on a regular or periodic basis.		All surface waters

Table 1: Existing and Designated Uses within the 2020/2022 Section 305(b) and 303(d) Consolidated Assessment and Listing Methodology.

Aquatic Resource Functions and Values assessments were provided with the NHDES Wetlands Permit Application. These functional assessments concluded that while the proposed project *may* temporarily affect the functions and values of these resources, the net effect of eliminating this tidal restriction, coupled with the proposal to restore salt marsh and enhance the riparian buffer with native vegetation, would significantly improve the ecological integrity of these resources.

Additionally, while the construction of the proposed bridge may temporarily impede the passage of recreational boaters and anglers, the work does not completely impede accessing any area of the surface waters. All surface waters can be accessed by way of the most northerly portion of Lady Isle.

- 5.) Applicable Surface Water Quality Standard Provisions (Env-Wq 1700):** Under RSA 485-A:8, II, the Piscataqua River is considered Class B water. The *Surface Water Quality Standards* applicable to this classification, in this instance, are Turbidity, more specifically identified within Env-Wq 1703.11. The antidegradation provisions of Env-Wq 1708.01 are applicable as well.

Based on the pollutant loading analysis highlighted below and the aquatic resource functions and values analysis submitted with the DES Wetlands Permit application, this project will not adversely affect the *Existing and Designated Uses* of the Piscataqua River nor will it result in **post-development** pollutant loads that exceed **predevelopment** conditions.

- 6.) Pollutant Loading Analysis:** This project proposes to increase the hydraulic capacity of this tidal crossing by more than 300%. The existing tidal restriction restricts water passage in a way that it accelerates water velocity and continually scours the bed of the tidal resource and this, in turn, creates unnatural turbidity. Through the elimination of the existing tidal restriction, the velocity of water passing through this area will substantially *decrease* allowing the area to return to a natural mud flat, and this, in turn, will eliminate the existing unnatural turbid conditions.

As part of the DES Wetlands Permit 2023-01406, the DES Wetlands Bureau waived Administrative Rule Env-Wt 904.10(c)(1)(c), to relieve the applicant from having to perform additional hydraulic analysis because it is readily apparent that the proposed project will significantly increase hydraulic capacity and decrease tidal water velocity.

In summary, as a result of the aforementioned changes, the **post-development** pollutant loads in the form of turbidity will be *lower* than the **predevelopment** conditions and this project will not result in any water quality degradation that would violate the Code of Federal Regulations 40 CFR part 131.12.



Figure 1: Scouring caused by existing tidal restriction – area to be restored.

7.) Construction and Operation: During construction of the project, the project will strictly adhere to the permit conditions within DES Alteration of Terrain Permit AoT-2104, DES Wetlands Permit 2023-01406, and DES Shoreland Permit 2024-00562. Each of these permits have strict permit conditions to ensure there are no violations of the NH Surface Water Quality Standards. Please see the Work Sequence Narratives within the DES Wetlands Permit Application. The island-based impacts associated with this project actively receive oversight from a Certified Professional in Erosion and Sediment Control (CPESC). These inspections are conducted weekly, and to date, 127 inspections have occurred. Please see *Construction Work Sequences* within **Section-7**.

8.) USGS Location Map: See *Section-2*.

9.) Copy of Final Complete Federal Permit Application: See *Section-3*.

10.) Copy of NHDES Shoreland Permit: See *Section-4*

11.) Copy of NHDES Wetlands Permit: See *Section-4*.

12.) Copy of NHDES Alteration of Terrain Permit: *See Section-4.*

13.) Abutter Information: *See Section-5.*

14.) Project Plans: *See Section-6.*

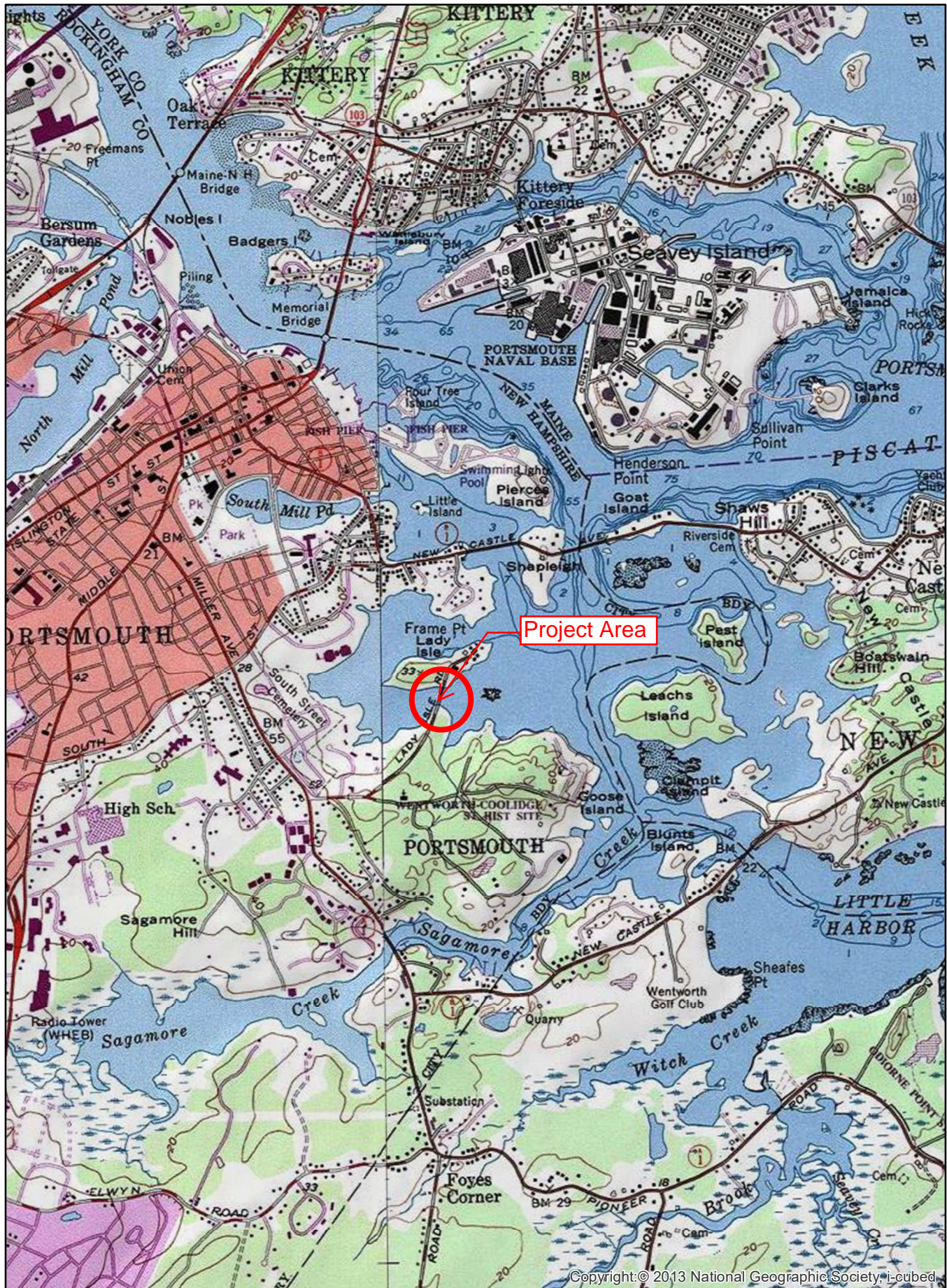
15.) New Surface Water Withdrawal Plans: Not applicable

16.) NH Designated Rivers: Not applicable

SECTION 2

USGS MAP

Scale 1:24,000



0 0.25 0.5 1 1.5 2 Miles



USGS MAP

Scale 1:5,000



0 250 500 1,000 1,500 2,000 Feet

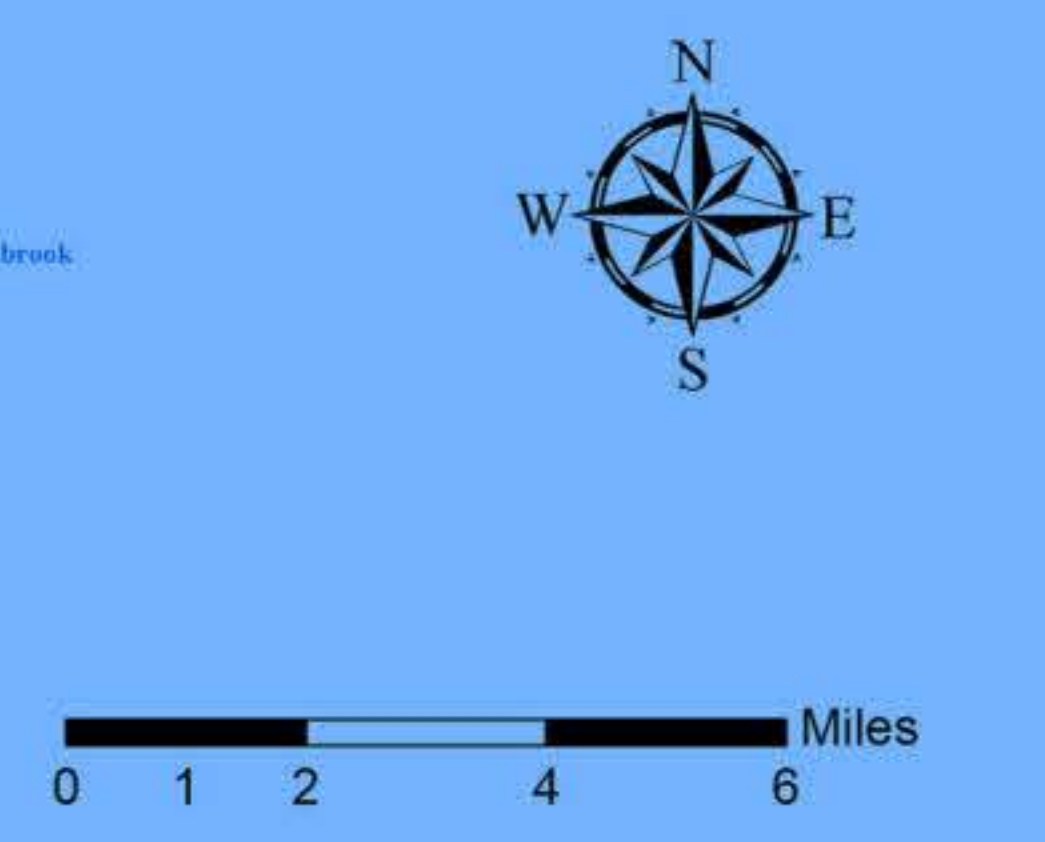
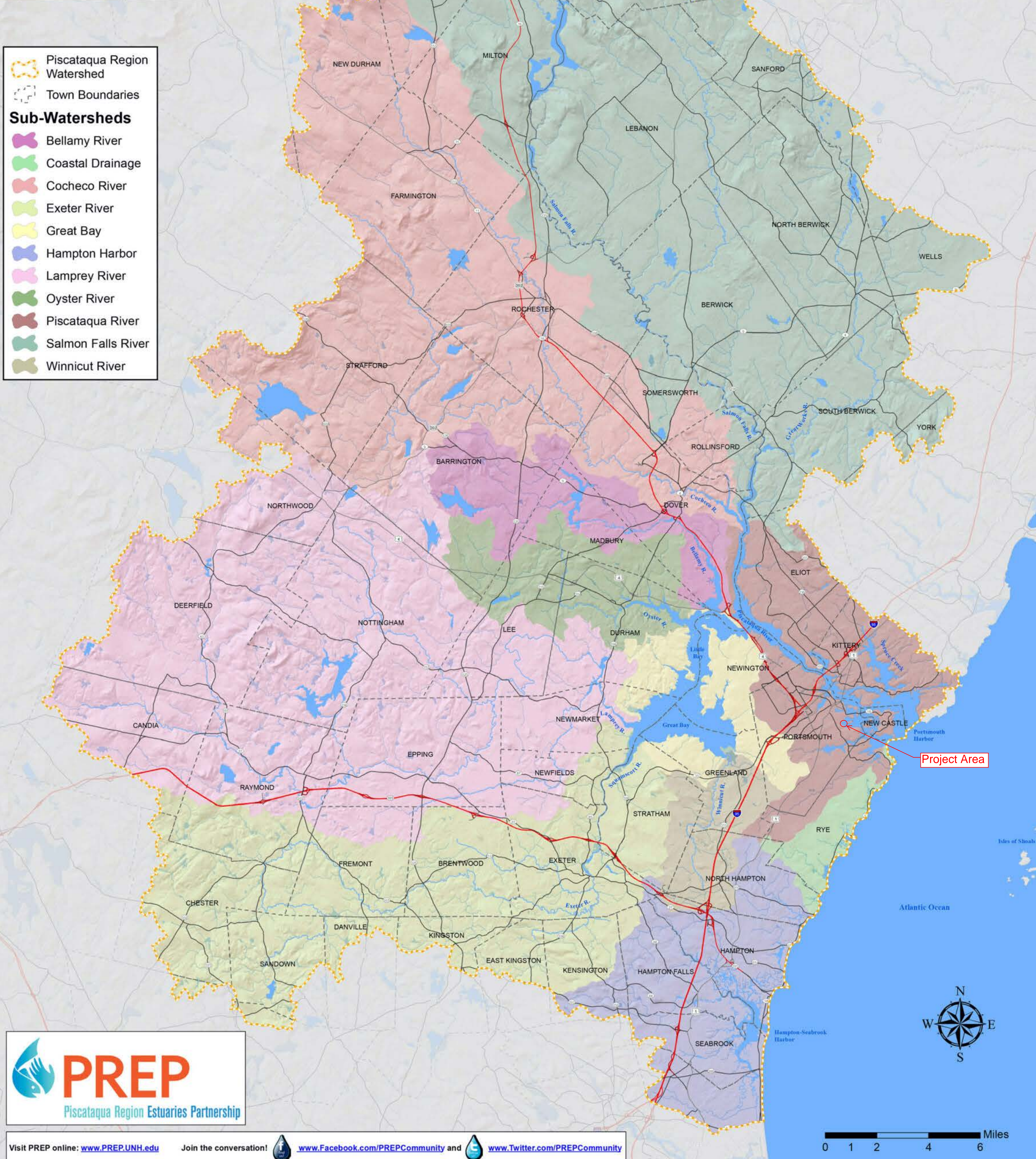


Piscataqua Region Watershed

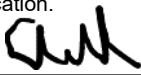
The Piscataqua Region Watershed is the land area from which water drains to the Great Bay Estuary and the Hampton-Seabrook Estuary. The watershed covers 1086 square miles in New Hampshire, Maine and Massachusetts.



- Piscataqua Region Watershed
- Town Boundaries
- Sub-Watersheds**
- Bellamy River
- Coastal Drainage
- Cocheco River
- Exeter River
- Great Bay
- Hampton Harbor
- Lamprey River
- Oyster River
- Piscataqua River
- Salmon Falls River
- Winnicut River



SECTION 3

U.S. Army Corps of Engineers (USACE) APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT For use of this form, see 33 CFR 325. The proponent agency is CECW-CO-R.			Form Approved - OMB No. 0710-0003 Expires: 2027-03-31		
The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.					
PRIVACY ACT STATEMENT					
Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx					
(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)					
1. APPLICATION NO.		2. FIELD OFFICE CODE		3. DATE RECEIVED	
				4. DATE APPLICATION COMPLETE	
(ITEMS BELOW TO BE FILLED BY APPLICANT)					
5. APPLICANT'S NAME First - Anthony Middle - Last - DiLorenzo Company - ADL Family Trust Company, LLC E-mail Address - JScully@KeyAuto.com			8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Jason Middle - R Last - Aube Company - TFMoran, Inc. E-mail Address - jaube@tfmoran.com		
6. APPLICANT'S ADDRESS: Address- 549 US Route 1 Bypass City - Portsmouth State - NH Zip - Country - Rockingham			9. AGENT'S ADDRESS: Address- 170 Commerce Way, Suite 102 City - Portsmouth State - NH Zip - 03801 Country - Rockingham		
7. APPLICANT'S PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax private 978-807-1999			10. AGENTS PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax private 603-431-2222		
STATEMENT OF AUTHORIZATION					
11. I hereby authorize, <u>Jason Aube of TFMoran, Inc.</u> to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application. <div> _____ SIGNATURE OF APPLICANT</div> <div>2024-06-03 _____ DATE</div>					
NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY					
12. PROJECT NAME OR TITLE (see instructions) Lady Isle Bridge Replacement Project - Portsmouth, NH					
13. NAME OF WATERBODY, IF KNOWN (if applicable) Piscataqua River - Back Channel			14. PROJECT STREET ADDRESS (if applicable) Address 325 Little Harbor Road City - Portsmouth State- NH Zip- 03801		
15. LOCATION OF PROJECT Latitude: °N 43.065188 Longitude: °W 70.745992					
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID Tax Map 205, Lot 2 & Tax Map 204, Lot: 5 Municipality Portsmouth Section - Township - Range -					

17. DIRECTIONS TO THE SITE

Traveling south on Route 1A from the City of Portsmouth, NH, take a left on Little Harbor Road after the public cemetery. Travel approximately .1 miles and take a left into driveway. Address is well marked at the driveway entry point.

18. Nature of Activity (Description of project, include all features)

Impact 2,919 square feet of Tidal Marsh and 5,393 square feet of Tidal Waters for the purpose replacing an existing failing bridge with a new bridge on wooden piles that spans the tidal resource area. The existing causeways within public waters will be removed, salt marsh area will be restored, and the developed upland buffer will be enhanced with native vegetation. This project also proposes to connect Lady Isle to municipal sewer. This project results in the elimination of a major tidal restriction and only proposes a net increase of 280-square feet of fill below the Mean High-Water Line.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The existing bridge used to access Lady Isle is failing and a new bridge must be constructed.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Discharge (fill) is required to construct the new most westerly bridge approach. The fill is also required to raise the height of the proposed bridge so that it is less susceptible to anticipated sea level rise. While some discharge is required, the project will result in eliminating a major tidal restriction. The bridge design on wooden piles significantly increases the hydraulic capacity of the tidal crossing.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
Clean fill and Riprap		

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres .057 Acres
or
Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

A copy of the avoidance and minimization measures provided with the initial NHDES Wetlands Permit Application are included with this application form. Per the recommendation of the Army Corps, we are proposing an in-lieu fee payment for Compensatory Mitigation.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- An abutters list is included with this application form and the formal public notice process has already been initiated by the Corps.

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
We have provided a supplemental list.					

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.



SIGNATURE OF APPLICANT

2024-06-03

DATE

Jason Aube

SIGNATURE OF AGENT

2024-05-31

DATE

Digitally signed by Jason Aube
DN: cn=Jason Aube, o, ou, email=aubejay@gmail.com, c=US
Date: 2024.05.31 12:29:12 -0400

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Title	Army Corps Signature
File name	01-ACOE-ENG-form-jay-signed.01.pdf
Document ID	56102c83726d87896ce56c23cc145a0cee9486b7
Audit trail date format	MM / DD / YYYY
Status	● Signed

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Document History



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(adilorenzo@keyauto.com) from jscully@keyauto.com
IP: 71.255.145.244



06 / 04 / 2024
18:35:07 UTC

Viewed by Anthony DiLorenzo (adilorenzo@keyauto.com)
IP: 107.77.203.78



06 / 06 / 2024
00:44:34 UTC

Signed by Anthony DiLorenzo (adilorenzo@keyauto.com)
IP: 146.75.253.248



COMPLETED

06 / 06 / 2024
00:44:34 UTC

The document has been completed.

SECTION 4



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



SHORELAND IMPACT PERMIT 2024-00562

NOTE CONDITIONS

PERMITTEE: ADL 325 LITTLE HARBOR ROAD TRUST
PATRICK COLLINS ESQ
900 ELM STREET
MANCHESTER NH 03101

PROJECT LOCATION: 325 LITTLE HARBOR RD, PORTSMOUTH
TAX MAP #205, LOT #2

WATERBODY: PISCATAQUA RIVER

APPROVAL DATE: APRIL 02, 2024

EXPIRATION DATE: APRIL 02, 2029

Shoreland Permit Application 2024-00562 has been found to meet or exceed the requirements of RSA 483-B as required per RSA 483-B:6, II. The New Hampshire Department of Environmental Services (NHDES) hereby issues this Shoreland Impact Permit with conditions pursuant to RSA 483-B:6, II.

PERMIT DESCRIPTION:

Impact 10,841 square feet (SF) of the protected shoreland in order to upgrade an existing travel way/right of way (ROW) to better allow for emergency vehicle passage and connecting Lady Ilse to municipal sewer. Project will include restoration of the waterfront and woodland buffer with native vegetation.

Impervious Surface Percentage Approved: 0%

Natural Woodland Area Required per RSA 483-B:9, V, (b): 0 SF.

Temporary Waiver Granted: Temporarily reduce the area of the waterfront and natural woodland buffer in which vegetation remains in an unaltered state below that required per RSA 483-B:9, V, (a) and (b) purposes of upgrading a travel way/ROW. Post-construction restoration planting required.

THE FOLLOWING PROJECT-SPECIFIC CONDITIONS HAVE BEEN APPLIED TO THE PERMIT PURSUANT TO ENV-WQ 1406.15(c):

1. All work shall be in accordance with plans by TF Moran dated March 1, 2024 and planting plan by Matthew Cunningham Landscape Design, LLC dated February 23, 2024 and received by the New Hampshire Department of Environmental Services (NHDES) on March 5, 2024 pursuant to Env-Wq 1406.15(f).
2. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1 as required pursuant to RSA 483-B:9, V(d) Erosion and Siltation, (1).
3. This permit shall not be interpreted as acceptance or approval of any impact that will occur within wetlands jurisdiction regulated under RSA 482-A including all wetlands, surface waters and their banks, the tidal-buffer zone, and sand dunes. The owner is responsible for maintaining compliance with RSA 482-A and Administrative Rules Env-Wt 100 - 900 and obtaining any Wetland Impact Permit that may be required prior to construction, excavation or fill that will occur within Wetlands jurisdiction as required pursuant to RSA 483-B:6, I(b).

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

4. This permit shall not preclude NHDES from taking any enforcement or revocation action as authorized pursuant to 483-B:5, I, if NHDES later determines that any of the structures depicted as "existing" on the plans submitted by the applicant were not previously permitted or grandfathered.

THE FOLLOWING STANDARD PROJECT CONDITIONS SHALL BE MET PURSUANT TO ENV-WQ 1406.20:

1. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Wq 1700, and the requirements in Env-Wq 1404.01(a) and(b).
4. Any fill used shall be clean sand, gravel, rock, or other suitable material.
5. For any project where mechanized equipment will be used, orange construction fence shall be installed prior to the start of work at the limits of the temporary impact area as shown on the approved plans; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. During construction, a copy of this permit should be posted on site in a prominent location visible to inspecting personnel.
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.
3. Pursuant to Env-Wq 1406.21, transfer of this permit to a new owner requires notification to, and approval of, NHDES.
4. This project has been screened for potential impact to **known** occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

APPROVED:



Craig W. Day
Shoreland/Shoreline Specialist, Shoreland Program
Wetlands Bureau, Land Resources Management
Water Division

THIS PERMIT IS NOT VALID UNTIL SIGNED BY THE PARTIES BELOW (Env-Wq 1406.21(c))

PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required, if any)



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



July 05, 2024

ADL 325 LITTLE HARBOR ROAD TRUST
C/O TIM PHOENIX ESQ
127 PARROTT AVE
PORTSMOUTH NH 03801

Re: Approved Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2023-01406
Subject Property: 325 Little Harbor Rd, Portsmouth, Tax Map/Block/Lot(s): 204/no block/5; 205/no block/2

Dear Owner:

On July 05, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced application to Impact 66,083 square feet (SF) within the bed, banks, and tidal buffer zone of the Piscataqua River (tier 4) and adjacent tidal wetlands, including 1,632 SF of impact to Portsmouth Prime Wetland 061B, "Little Harbor Cove," and 24,864 SF of impact within the duly designated 100-foot prime wetland buffer to replace an existing tidal crossing with a 332 foot long by 22 foot wide pile supported bridge to provide residential access to Lady Isle (formerly known as Belle Isle) and restore approximately 23,737 square feet of tidal riverbed.

Compensatory mitigation shall consist of 7,491 square feet of salt marsh restoration and 16,340 square feet of tidal buffer enhancement through plantings.

Waive Env-Wt 904.10(c)(1)(c), to relieve the applicant from the requirement to provide a hydraulic analysis as part of the alternative design request.

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Ec-Wet 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, July 05, 2024.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at <https://www.nhec.nh.gov/wetlands-council/about>. For appeal related issues, contact the Council Appeals Clerk at (603) 271-3650.

In accordance with RSA 482-A:3, II(a) and Env-Wt 313.02(b), as your project is a major project located in a great pond or in public waters of the state, your application must also be approved by the Governor and the Executive Council. Upon expiration of the appeal period, a redacted copy of the file is submitted to the Governor and the Executive Council for their consideration. Information about the Governor and the Executive Council is available at <https://www.nh.gov/council/>.

Sincerely,

Philip Trowbridge, P.E., Manager
Land Resources Management, Water Division

Enclosure: Copy of Decision

Copied: Agent
Municipal Clerk/Conservation Commission
Abutters
Assistant Administrator, Wetlands Bureau

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

FILE #2023-01406
ADL 325 LITTLE HARBOR ROAD TRUST
PORTSMOUTH

DECISION DATE:
July 05, 2024

DECISION:

Impact 66,083 square feet (SF) within the bed, banks, and tidal buffer zone of the Piscataqua River (tier 4) and adjacent tidal wetlands, including 1,632 SF of impact to Portsmouth Prime Wetland 061B, "Little Harbor Cove," and 24,864 SF of impact within the duly designated 100-foot prime wetland buffer to replace an existing tidal crossing with a 332 foot long by 22 foot wide pile supported bridge to provide residential access to Lady Isle (formerly known as Belle Isle) and restore approximately 23,737 square feet of tidal riverbed.

Compensatory mitigation shall consist of 7,491 square feet of salt marsh restoration and 16,340 square feet of tidal buffer enhancement through plantings.

Waive Env-Wt 904.10(c)(1)(c), to relieve the applicant from the requirement to provide a hydraulic analysis as part of the alternative design request.

CONDITIONS:

1. All work shall be done in accordance with the approved plans dated February 7, 2024, and revised through July 3, 2024, by TFMoran, Inc., and the "Proposed Mitigation Planting Plan" dated June 5, 2024, by Matthew Cunningham Landscape Design, LLC. and received by the NH Department of Environmental Services (NHDES) on July 3, 2024, in accordance with Env-Wt 307.16
2. In accordance with Env-Wt 314.02(b) and (c), for projects in the coastal area, the permittee shall record the 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 department with a copy of the permit stamped by the registry with the book and page and date of receipt.
3. This permit is contingent on review and approval of a final mitigation monitoring plan that is commensurate with the complexity of the permittee-responsible restoration and enhancement mitigation project Per Rule Env-Wt 803.04(a).
4. In accordance with Env-Wt 307.07, all development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction.
5. Except as authorized in Conditions #6 and #7 below, in water work shall occur between November 15 and March 15, in order to protect anadromous fish, in accordance with Env-Wt 307.06(b) and Env-Wt 311.06(g).
6. Pile Installation taking place outside of the federal dredge window between November 15 and March 15 shall be done in the dry at low tide, in order to protect anadromous fish in accordance with Env-Wt 307.06(b) and Env-Wt 311.06(g).
7. Work associated with the construction of the westerly bridge approach taking place outside of the federal dredge window between November 15 and March 15 shall be done in the dry at low tide, in order to protect anadromous fish in accordance with Env-Wt 307.06(b) and Env-Wt 311.06(g).
8. In accordance with Env-Wt 307.05(b), equipment to be used in surface waters shall be completely free of all aquatic and terrestrial invasive plants, seeds, and other propagules, and all exotic aquatic species of wildlife as defined in RSA 487:16, I-a.
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)(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.
11. 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.

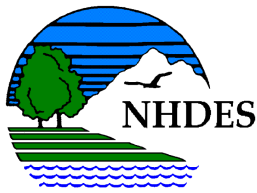
12. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas (unless allowed) and in accordance with Env-Wt 307.15.
13. In accordance with Env-Wt 307.15(b), mobile heavy equipment working in wetlands shall not be stored, maintained, or repaired in wetlands, except that repairing or refueling in a wetland is allowed if equipment cannot practicably be removed and secondary containment is provided
14. In accordance with Env-Wt 307.08(a), water quality and environmental minimization measures shall be in place to ensure that functions and values of designated prime wetlands and duly-established 100-foot buffers are protected. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards per Env-Wt 307.03(a).
15. All work including management of soil stockpiles, shall be conducted so as to minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface waters and wetlands per Env-Wt 307.03(b).
16. In accordance with Env-Wt 307.03(f)(1), a cofferdam or other turbidity control shall be used to enclose a dredging project conducted in or along the shoreline of a bog, marsh, lake, pond, stream, river, creek, or any other surface water, provided that a coffer dam shall not be installed during periods of high flow.
17. In accordance with Env-Wt 307.10(c), turbidity controls shall be installed prior to construction and maintained during construction such that no turbidity escapes the immediate dredge area; and remain in place until suspended particles have settled and water at the work site has returned to normal clarity.
18. In accordance with Env-Wt 307.03(c)(3), water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications.
19. In accordance with Env-Wt 307.03(c)(1), water quality control measures shall be selected and implemented based on the size and nature of the project and the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to jurisdictional areas.
20. In accordance with Env-Wt 307.03(c)(2), water quality control measures shall be comprised of wildlife-friendly erosion control materials if erosion control blankets are utilized.
21. In accordance with Env-Wt 307.03(c)(5), water quality control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction.
22. In accordance with Env-Wt 307.03(c)(6), water quality control measures shall remain in place until all disturbed surfaces are stabilized to a condition in which soils on the site will not experience accelerated or unnatural erosion by achieving and maintaining a minimum of 85% vegetative cover using an erosion control seed mix, whether applied in a blanket or otherwise, that is certified by its manufacturer as not containing any invasive species; or placing and maintaining a minimum of 3 inches of non-erosive material such as stone.
23. In accordance with Env-Wt 307.03(c)(7), temporary water quality control methods shall be removed upon completion of work when compliance with Env-Wt 307.03(c)(6) is achieved.
24. In accordance with Env-Wt 307.10(f), dredged materials to be stockpiled in uplands shall be dewatered in sedimentation basins that are contained within turbidity controls that prevent turbid water from leaving the basins; and located outside of any jurisdictional area.
25. In accordance with Env-Wt 307.10(d), dredged materials shall be disposed of out of jurisdictional areas, unless other disposition is specifically permitted pursuant to Env-Wt 307.10(e).
26. In accordance with Env-Wt 307.11(b), limits of fill shall be clearly identified prior to commencement of work and controlled in accordance with Env-Wt 307.03 to ensure that fill does not spill over or erode into any area where filling is not authorized.
27. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
28. In accordance with Env-Wt 307.05(e), to prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs).

29. In accordance with Env-Wt 307.03(e), all exposed soils and other fills shall be permanently stabilized within 3 days following final grading.
30. In accordance with Env-Wt 307.11(c), slopes shall be immediately stabilized to prevent erosion into adjacent wetlands or surface waters.
31. In accordance with Env-Wt 307.12(i), wetland areas where permanent impacts are not authorized shall be restored to their pre-impact conditions and elevation by replacing the removed soil and vegetation in their pre-construction location and elevation such that post-construction soil layering and vegetation schemes are as close as practicable to pre-construction conditions.
32. In accordance with Env-Wt 307.12(e), wetland soils from areas vegetated with purple loosestrife, common reed, or other state-listed invasive plant species shall not be used in the area being restored.
33. In accordance with Env-Wt 307.12(g), a temporary impact area restored by seeding or plantings shall not be deemed successful if the area is invaded by nuisance species such as common reed or purple loosestrife during the first full growing season following the completion of construction; and a remediation plan shall be submitted to the department that proposes measures to be taken to eradicate nuisance species during this same period.
34. In accordance with Env-Wt 307.12(f), if any temporary impact area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after 2 growing seasons, the area shall be replanted or reseeded, as applicable.
35. In accordance with Env-Wt 807.03(b), within 60 days of completing a mitigation project that included restoration, enhancement, or creation of wetlands or the restoration or enhancement of a stream, or both, the applicant shall submit a post-construction monitoring report, documenting the conditions of the restored, enhanced, or constructed wetland or restored or enhanced stream.
36. In accordance with Env-Wt 807.03(a), within 60 days of completing a mitigation project that included restoration, enhancement, or creation of wetlands or the restoration or enhancement of a stream, or both, the applicant shall submit a signed letter specifying the date of completion and the anticipated dates of submittal of the annual monitoring reports.
37. In accordance with Env-Wt 807.04(a), the permittee responsible for a mitigation project shall submit monitoring reports to the department as specified in the mitigation monitoring plan required by Env-Wt 803.04.
38. In accordance with Env-Wt 803.04(b)(1), mitigation project monitoring shall span no fewer than 5 growing seasons for any mitigation project that includes plantings.
39. In accordance with Env-Wt 307.18(a), compensatory mitigation project monitoring reports shall be submitted to the department in accordance with Env-Wt 803.04.
40. In accordance with Env-Wt 807.04(b), the permittee shall submit a final monitoring report.

FINDINGS:

1. This project is classified as a major impact project per Rule Env-Wt 903.01(g)(3)(b), for a project to replace tier 4 stream crossing, and per Rule Env-Wt 407.02(a), as the project impacts a priority resource area (PRA) and does not qualify for a project-type exception (PTE) under Env-Wt 407.04, regardless of the size of impact.
2. The impacts within the protected shoreland associated with this project are approved under NHDES Shoreland Permit 2024-00562.
3. On May 26, 2023, the department received correspondence from the Natural Heritage Bureau (NHB) dated May 11, 2023, stating that "Transplanting will be an acceptable approach for the [protected plant species]."
4. On November 6, 2023, NHDES received a copy of the "[Protected plant species] Transplant Report" indicating that the affected plants were transplanted to a new location on the property adjacent to an existing stand of the species.
5. On March 1, 2024 and May 22, 2023, the department received correspondence from the NHB, indicating that the coordination regarding the protected plant species was completed and that "there is no anticipated impact to [the exemplary natural community] for this project," respectively.

6. On May 26, 2023, the department received correspondence from the NH Fish and Game Department (NHF&G) dated May 8, 2023, stating that "they do not anticipate impacts to [the protected anadromous fish species] from this project, however we would prefer that the work occur during the normal dredge window (Nov 15th-Mar 15th). If this will not be possible, please contact us for BMPs to avoid sedimentation."
7. On February 13, 2024, the department received correspondence from the NHF&G dated May 11, 2023, and February 5, 2024, authorizing work related to the pile installation and the construction of the westerly bridge abutment to take place outside of the normal dredge window (November 15th-March 15th), provided that proper BMPs and turbidity curtains are in place and that all work takes place in the dry during low tide.
8. On May 11, 2023, 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.
9. The crossing is deemed self-mitigating because 5,020 SF of existing fill below the mean high water line currently restricts tidal flows. This fill will be removed as part of the project. The replacement crossing will install new fill below the mean high water line, farther landward. There will be a net increase of fill of approximately 280 SF.
10. Per Rule Env-Wt 801.03(a)(2) and Env-Wt 704.03, for impacts in a prime wetland and prime wetland buffer, the department is accepting an on-site permittee-responsible mitigation proposal that uses wetland enhancement/establishment as compensatory mitigation for 26,496 SF of permanent impacts to the Prime Wetland and Duly-established Prime Wetland Buffer.
11. The applicant is providing 16,340 square feet of tidal buffer enhancement (plantings) and 7,491 square feet of salt marsh restoration and as permittee-responsible State of NH compensatory mitigation for permanent impacts to jurisdictional upland areas (prime wetland buffer and undeveloped tidal buffer zone) in accordance with Env-Wt 803.07.
12. Per Rule Env-Wt 803.09(a), the applicant has demonstrated that the alternative permittee-responsible compensatory mitigation proposal, will have greater benefit to water quality, wildlife, aquatic life, habitat(s) for wildlife or aquatic life, or other functions and values of wetlands and surface waters identified in RSA 482-A:1.
13. Per Rule Env-Wt 803.09(c), the alternative compensatory mitigation allowed under Env-Wt 803.09(a) or (b), has met all other applicable requirements of Env-Wt 800.
14. Per Rule Env-Wt 204.05(a), the department has granted a waivers to the requirement established in Rules Env-Wt 706.01(b) and Env-Wt 904.10(c)(1)(c). Granting the waivers will not result in an avoidable adverse impact on the environment or natural resources of the state, including but not limited to jurisdictional areas and protected species or habitat, an avoidable adverse impact on public health or public safety, an impact on abutting properties that is more significant than that which would result from complying with the rules, a statutory requirement being waived, and any benefit to the public or the environment from complying with the rules is outweighed by the operational or economic costs to the applicant.
15. Per Rule Env-Wt 706.05(b), the department has issued a waiver to perform work not addressed by Env-Wt 706.01(a) in a portion of a duly-established 100-foot buffer on the subject property, on grounds that the department has determined that there will be no significant net loss of wetland values as identified by the local conservation commission or local governing authority; and in RSA 482-A:1.
16. Per Rule Env-Wt 202.01(b) in accordance with RSA 482-A:8, NHDES finds that the requirements for a public hearing do not apply as the project will not have a significant environmental impact, as defined in Env-Wt 104.21, or adversely affect the values of the resources protected by RSA 482-A, or, is not of substantial public interest, as defined in Env-Wt 104.34, and the applicant obtained concurrence from the local conservation commission for the proposed mitigation plan for impacts to designated prime wetlands/buffer in accordance with Env-Wt 704.03(d).



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



March 14, 2022

Anthony DiLorenzo
ALD 325 Little Harbor Road Trust
127 Parrot Ave
Portsmouth, NH 03801
sent via email: (adilorenzo@keyauto.com)

Permit: AoT-2104

RE: Lady Isle Site Renovations
Tax Map 205, Lot 2
Portsmouth, NH

Dear Applicant:

Based upon the plans and application, approved on March 14, 2022, we are hereby issuing RSA 485-A:17 Alteration of Terrain Permit AoT-2104. The permit is subject to the following conditions:

PROJECT SPECIFIC CONDITIONS:

1. The approved plans, latest revision dated February 18, 2022, and supporting documentation in the permit file are a part of this approval.
2. **This permit expires on March 14, 2027.** No earth moving activities shall occur on the project after this expiration date unless the permit has been extended by the Department. If requesting an extension, the request must be received by the department before the permit expires. The Amendment Request form is available at: <https://www.des.nh.gov/land/land-development>

GENERAL CONDITIONS:

1. Activities shall not cause or contribute to any violations of the surface water quality standards established in Administrative Rule Env-Wq 1700.
2. You must submit revised plans for permit amendment prior to any changes in construction details or sequences. You must notify the Department in writing within ten days of a change in ownership.
3. You must notify the Department in writing prior to the start of construction and upon completion of construction. Forms can be submitted electronically at: <https://www.des.nh.gov/land/land-development> Paper forms are available at that same web page.
4. **All stormwater practices shall be inspected and maintained in accordance with Env-Wq 1507.07 and the project Inspection and Maintenance (I&M) Manual.** All record keeping required by the I&M Manual shall be maintained by the identified responsible party, and be made available to the department upon request. Photographs of the site and BMPs must accompany the I&M submittals.

5. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits that may be required (e.g., from US EPA, US Army Corps of Engineers, etc.). Projects disturbing over 1 acre may require a federal stormwater permit from EPA. Information regarding this permitting process can be obtained at: use <https://www.epa.gov/npdes/epas-2017-construction-general-permit-cgp-and-related-documents>.
6. In accordance with Env-Wq 1503.21 (c)(1), a written notice signed by the permit holder and a qualified engineer shall be submitted to DES stating that the project was completed in accordance with the approved plans and specifications. If deviations were made, the permit holder shall review the requirements in Env-Wq 1503.21(c)(2).
7. If applicable, no activity shall occur in wetland areas until a Wetlands Permit is obtained from the Department. Issuance of this permit does not obligate the Department to approve a Wetlands Permit for this project.
8. This project has been screened for potential impact to known occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have not been surveyed in detail, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

Sincerely,



Gloria S. Andrews, PE
Alteration of Terrain Bureau

cc: Portsmouth Planning Board (igilbo@cityofportsmouth.com and
planning@cityofportsmouth.com)
Meaghan Broderick, NHDES; (Meaghan.m.broderick@des.nh.gov)
Hannah Giovannucci, PE, TF Moran (hgiovannucci@tfmoran.com)
Kathleen Wadiak, NHFG (Kathleen.P.Wadiak@wildlife.nh.gov) NHB21-3751
Jessica Bouchard, DNCR (jessica.r.bouchard@dn-cr.nh.gov)

SECTION 5



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Abutters List

Dilorenzo - Lady Isle Bridge Replacement Project
325 Little Harbor Road, Portsmouth, NH 03801

May 16, 2023
47099.01

Assessors Map		Abutter Name	Mailing Address
Map	Lot		
204	4	LISA M. OAKES	315 LITTLE HARBOR ROAD PORTSMOUTH, NH 03801
204	5	LISA A. GRONDAHL REVOCABLE TRUST	304 MAPLEWOOD AVE PORTSMOUTH, NH 03801
204	7	CITY OF PORTSMOUTH CONSERVATION COMMISSION	1 JUNKINS AVE PORTSMOUTH, NH 03801
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		York Bridge Concepts	3423 Brunello Trce Lutz, FL 33558



City of Portsmouth 2019 Rural Tax Maps

Maps 201-298

7-5A

2.56 ac

233-137

68'

SIMS AVE

Piscataqua River

Tax Map Legend

Lot or Lot-Unit Number

Parcel Area in Acres

Address Number

Parcel Number from a Neighboring Map

Parcel Line Dimension

Street Name

Water Body

Cemetery

Parcel Assigned to the Current Map

Parcel from Another Map (please refer to the appropriate map)

Water

Parcel in Current Use

Line Between Parcels

Line Between Parcel and Right of Way

Line Between Parcel and Water

City Line

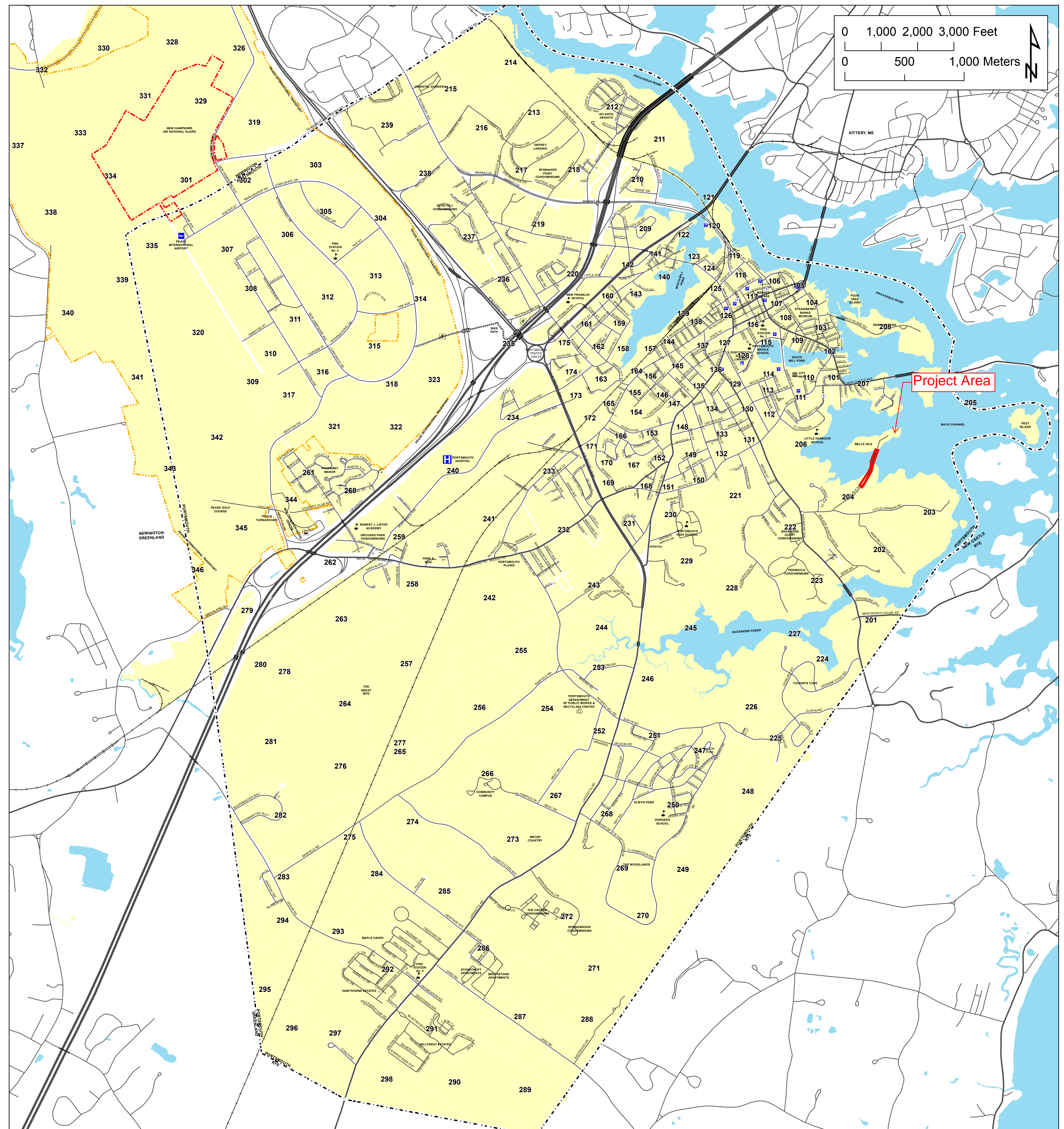
New Hampshire Air National Guard (NHANG) Boundary

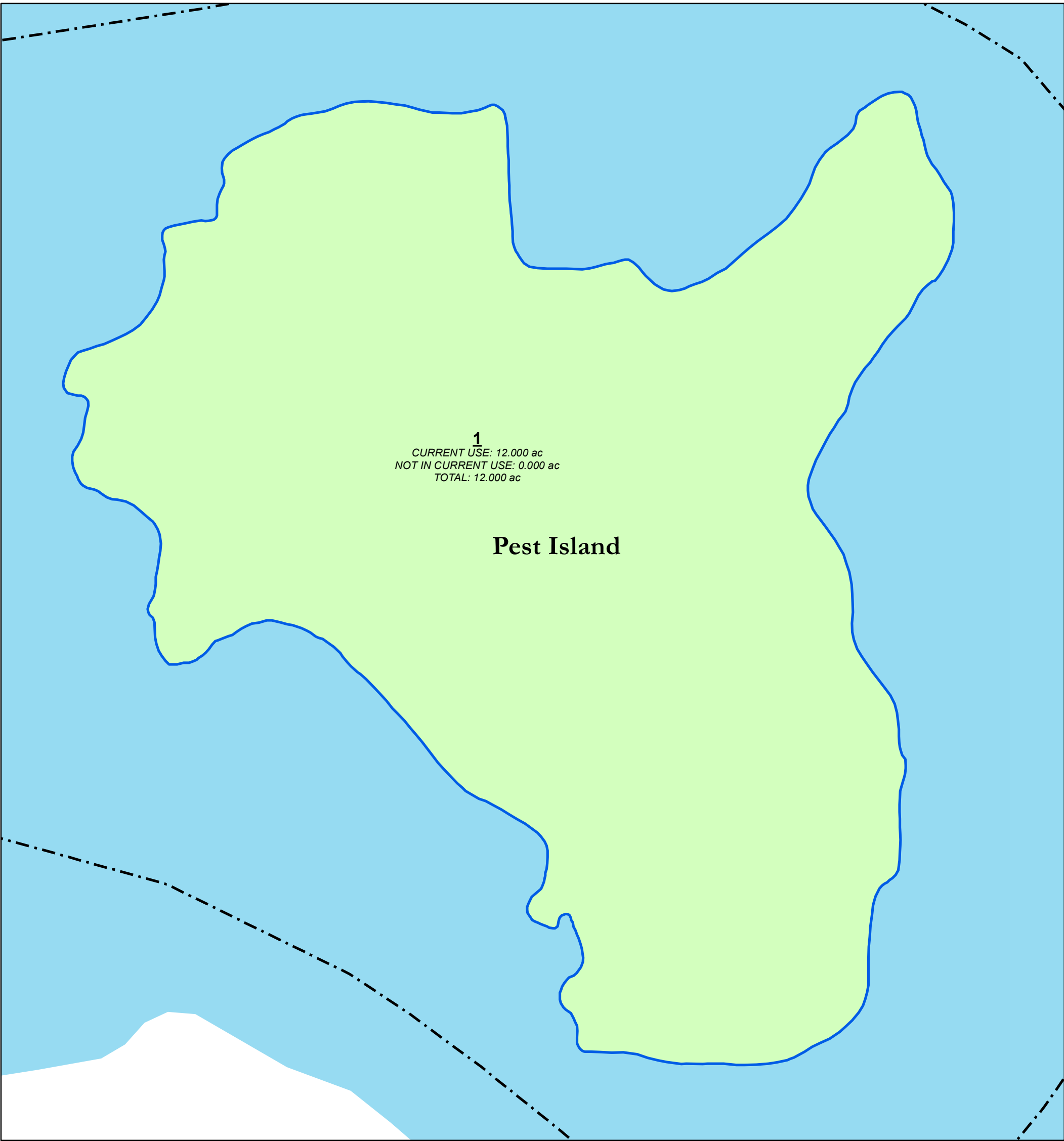
Pease International Tradeport Boundary

Structure (2006 data)

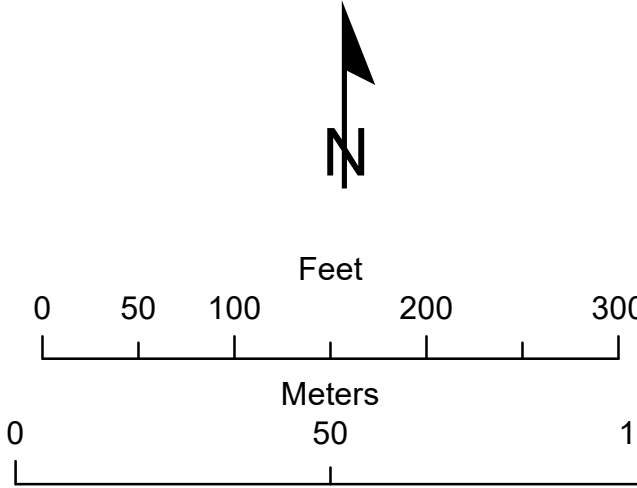
Swimming Pool (2006 data)

Railroad Track

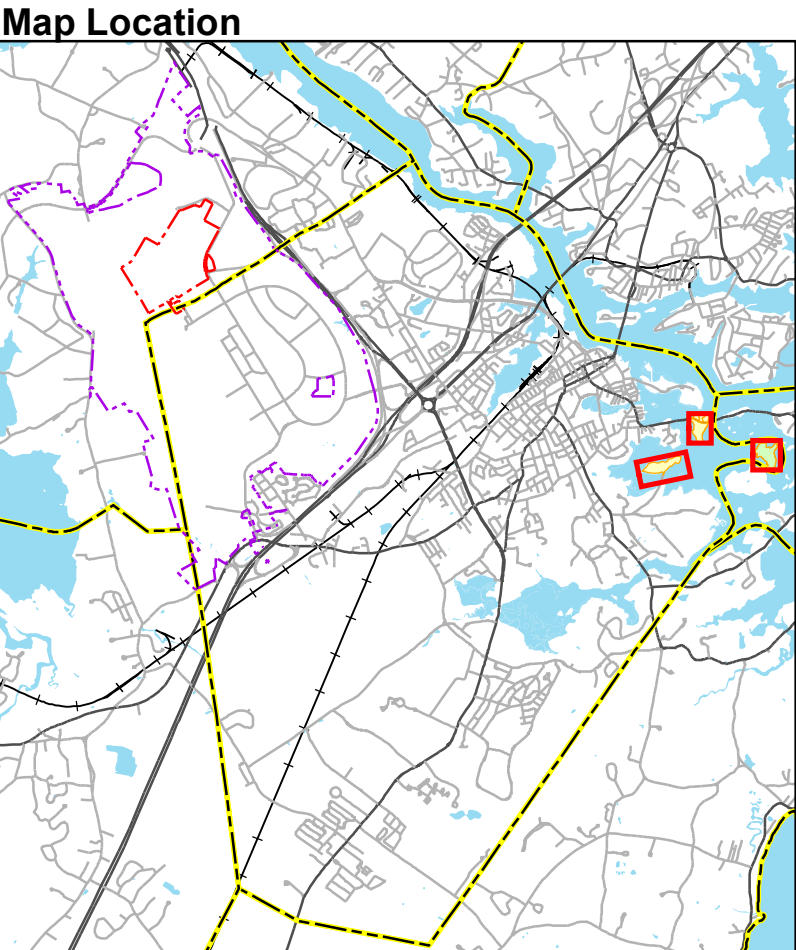
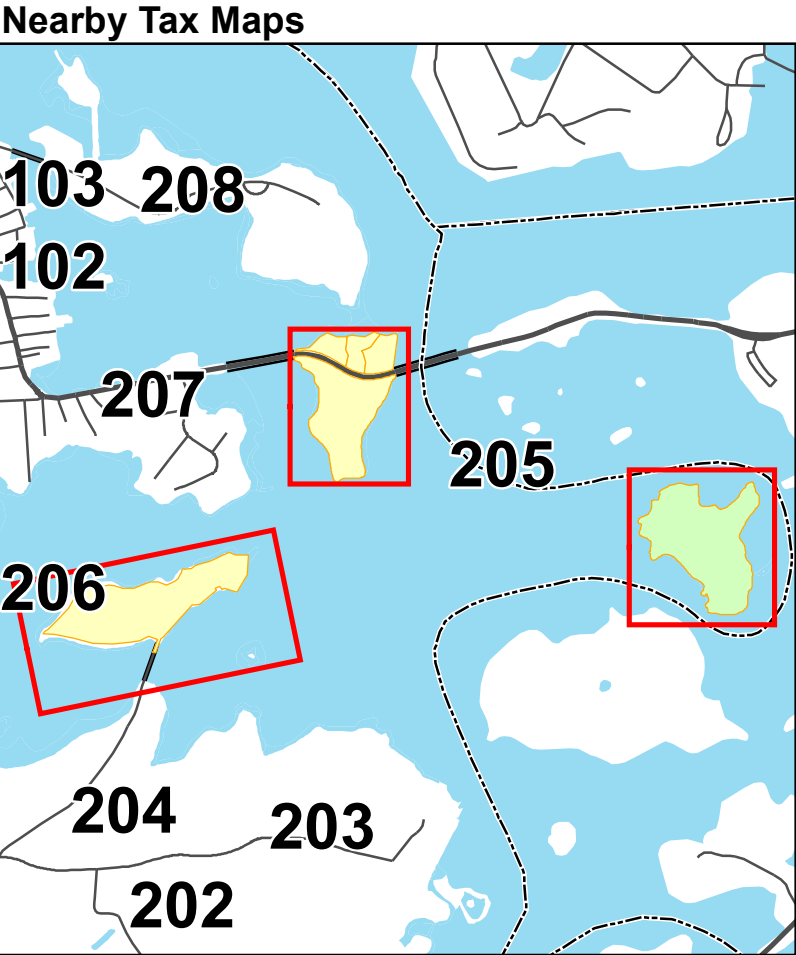




- Partial Legend**
- See the cover sheet for the complete legend.
- 7-5A** Lot or lot-unit number
 - 2.56 ac** Parcel area in acres (ac) or square feet (sf)
 - 23** Address number
 - 233-137 Parcel number from a neighboring map
 - 68' Parcel line dimension
 - SIMS AVE** Street name
 - Parcel/Parcel boundary
 - Parcel/ROW boundary
 - Water boundary
 - Structure (2006 data)
 - Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)

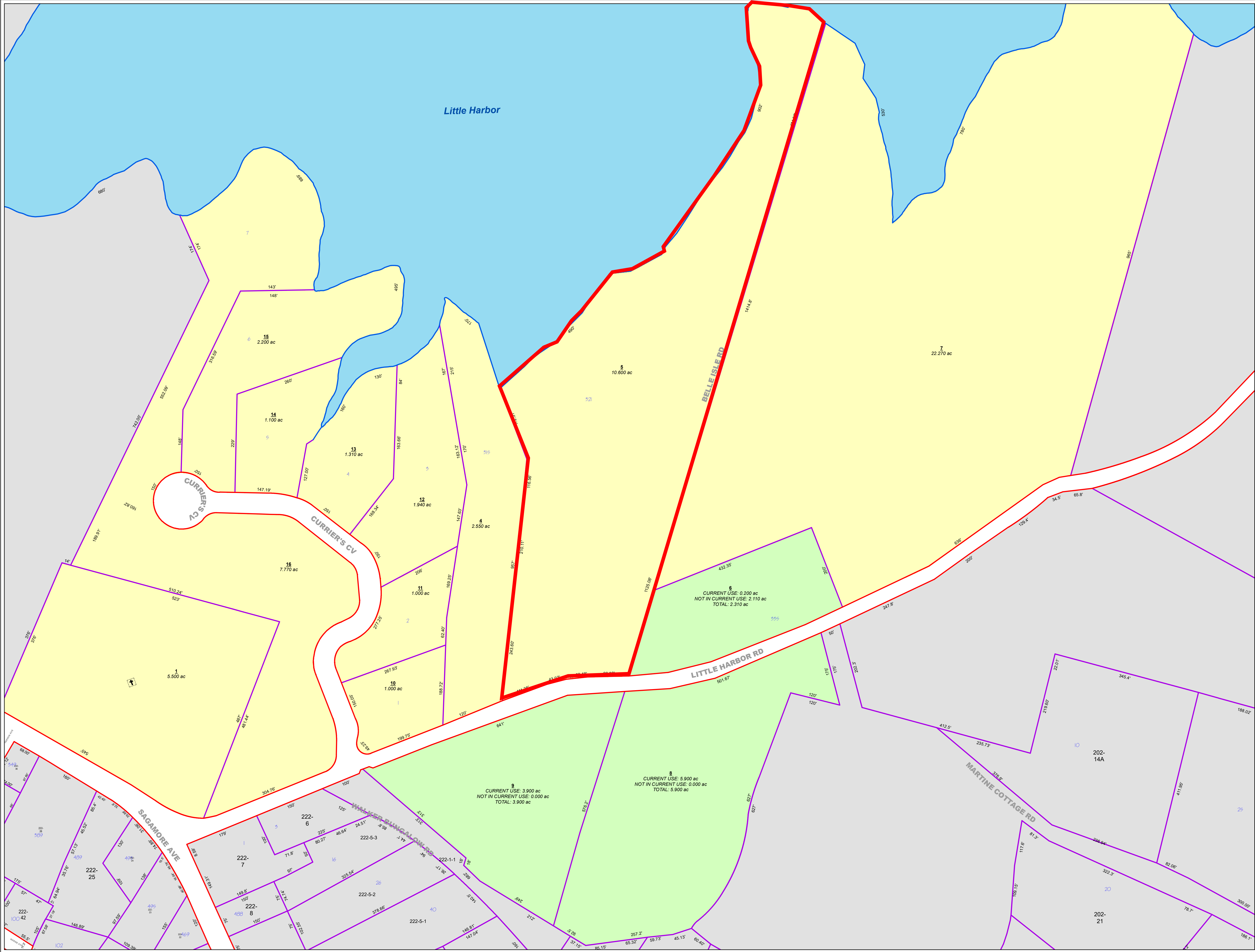


This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



Portsmouth, New Hampshire
2020

Tax Map 205

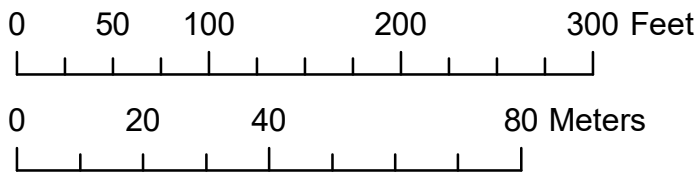


Partial Legend
See the cover sheet for the complete legend.

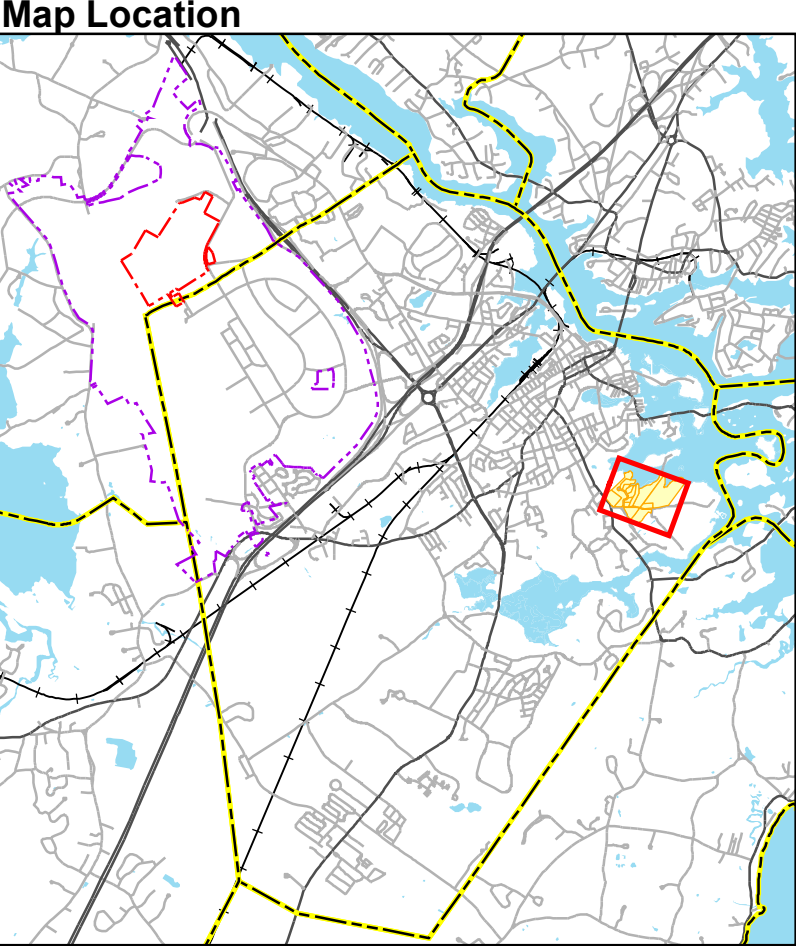
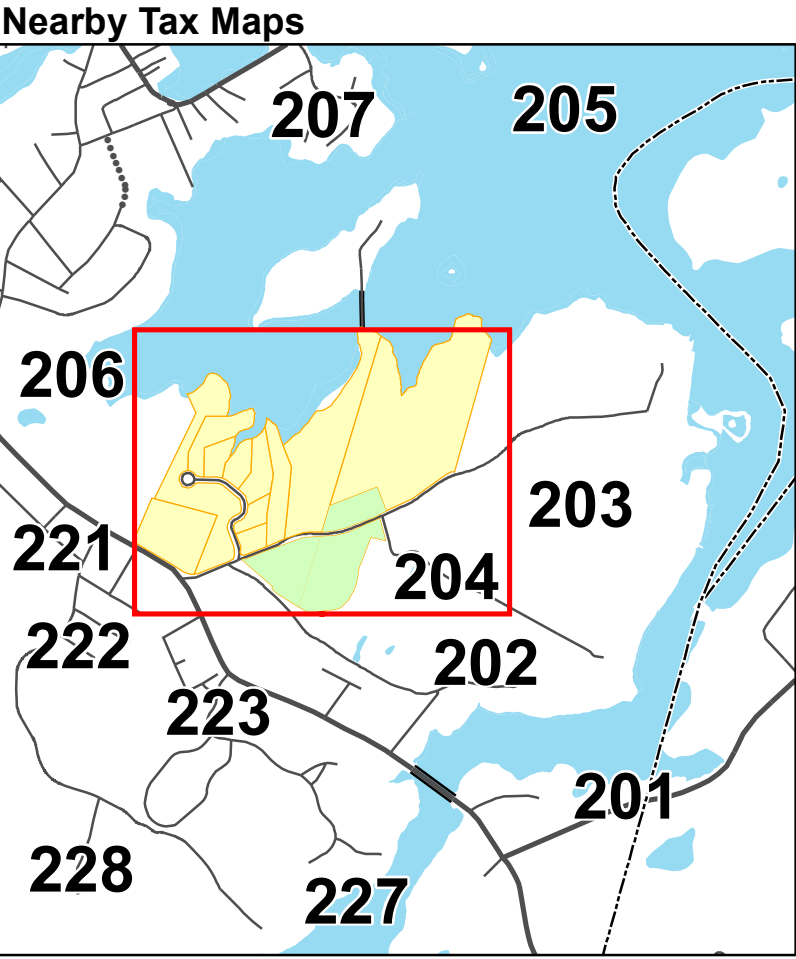
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Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)

Parcel covered by this map
Parcel from a neighboring map (see other map for current status)



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



Portsmouth, New Hampshire
2022

Tax Map 204

SECTION 6

LEGEND:

BOOK/PAGE
ELEVATION
EP
FF
NET
PSNH
RCRD
S.F.
SL
UGU
TBM
TL

SOILS TYPE

TREE LINE
OVERHEAD UTILITIES

EXISTING CONTOUR

LIMIT OF SALT MARSH
UNDERGROUND UTILITIES

WATER LINE

WOOD FENCE
HIGHEST OBSERVABLE TIDE LINE

HIGH WATER
FLOOD ZONE LINE

TIDAL BUFFER

SOILS LINE
UTILITY POLE

DECIDUOUS TREE
CONIFEROUS TREE

TRANSFORMER
TELEPHONE PEDESTAL

ELECTRIC METER
ELECTRIC BOX

GUY POLE/WIRE
WATER SHUT OFF

TEST PIT
INFILTRATION TEST

BRICK WALK
PAVEMENT

EASEMENT

SALT MARSH

HIGH WATER

TRANSFORMER

TELEPHONE PEDESTAL

ELECTRIC METER

ELECTRIC BOX

GUY POLE/WIRE

WATER SHUT OFF

TEST PIT

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ELECTRIC BOX

GUY POLE/WIRE

WATER SHUT OFF

TEST PIT

INFILTRATION TEST

BRICK WALK

PAVEMENT

EASEMENT

SALT MARSH

HIGH WATER

TRANSFORMER

NOTES:

- THE PARCEL IS LOCATED IN THE RURAL (R) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 205 AS LOT 2.
- THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE AE (EL-8) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 278, VERSION NUMBER 2.3.2.1 MAP NUMBER 3301500278F, MAP REVISED: JANUARY 29, 2021.
- FLOOD ZONES DEPICTED ON THIS PLAN ESTABLISHED BY ELEVATION. THE DATUM IS NAVD88 BASED ON STATIC GPS OBSERVATIONS.
- OWNER OF RECORD:
THE ADL 325 LITTLE HARBOR ROAD TRUST
STEPHEN H. ROBERTS ESQ., TRUSTEE
127 PARROTT AVENUE
PORTSMOUTH, NH 03801
RCRD BK.5959 PG.1244

- ZONING REQUIREMENTS:
MINIMUM LOT AREA: 5 ACRES (PER DWELLING UNIT)
MINIMUM STREET FRONTAGE: N/A
DEPTH: N/A
MINIMUM YARD SETBACKS:
FRONT: 50 FEET
SIDE: 20 FEET
REAR: 40 FEET
REAR: 35 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 5%
MINIMUM OPEN SPACE: 75%
TOTAL PARCEL AREA: 538,229± S.F. (12.36± ACRES)

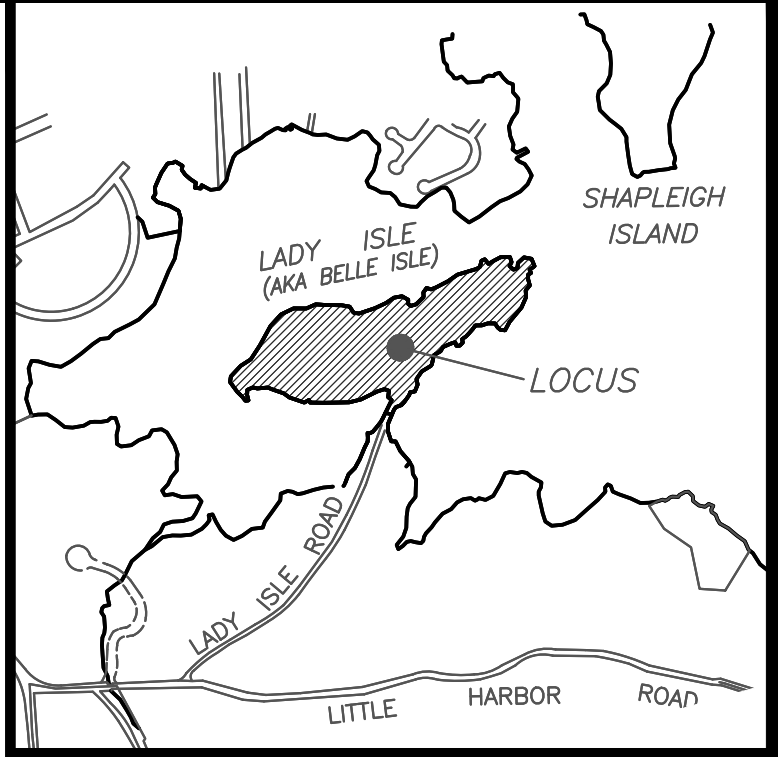
- HIGHEST OBSERVABLE TIDE LINE (HOTL) AND SALT MARSH NORTHERLY OF THE BRIDGE SHOWN HEREON WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST 090, ON MAY 24, 2019, THE HIGHEST OBSERVABLE TIDE LINE (HOTL), PORTIONS OF THE HOTL, SALT MARSH AND FRESHWATER WETLANDS SOUTHERLY OF THE BRIDGE SHOWN HEREON WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST 090, ON NOVEMBER 9, 2021. SALT MARSH WAS DELINEATED BASED UPON THE EXTENT OF ROOTED EMERGENT SALT-TOLERANT VEGETATION OBSERVED DURING LOW TIDE. HOTL WAS DELINEATED BASED UPON THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-800, ESPECIALLY ENV-WT 101.49. COPIES OF SITE PLANS WHICH DEPICT THE DELINEATION THAT HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT. SEE SHEET S-04 FOR ADDITIONAL WETLAND & HOTL NOTES.
- THE EXISTING PAVED DRIVEWAY (BELLE ISLE ROAD) PROVIDING ACCESS BETWEEN LITTLE HARBOR ROAD AND LADY ISLE (AKA BELLE ISLE) IS PRIVATE. A 25' WIDE ACCESS EASEMENT EXISTS ACROSS LAND TO THE SOUTH OF THE ISLAND TO LITTLE HARBOR ROAD. (SEE RCRD BK.#4551 PG.#0327). THE OWNER OF LADY ISLE (AKA BELLE ISLE) SHALL BE RESPONSIBLE FOR MAINTENANCE AND PLOWING OF THE DRIVEWAY PROVIDED, HOWEVER, THAT IF THE OWNER OF LADY ISLE DOES NOT MAINTAIN AND PLOW THE DRIVEWAY, THE OWNERS OF LOTS 1 & 2 AS SHOWN ON PLAN REFERENCE #5 SHALL BE ENTITLED TO PLOW AND MAINTAIN THAT PORTION OF THE DRIVEWAY AS NECESSARY TO GAIN ACCESS TO THEIR PROPERTY WITHOUT RECOURSE TO THE OWNER OF LADY ISLE.

- THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. CALL 1-888-344-7233.
- THE BEST AVAILABLE INFORMATION WAS USED TO DETERMINE THE LOCATION, SIZE AND ELEVATION OF EXISTING UTILITIES. THE EXACT SIZE AND LOCATION OF UTILITIES SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE TERMINATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
- ALL USES AND CONSTRUCTION SHALL COMPLY WITH RSA 483-B, THE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA). REFERENCE IS ALSO MADE TO ARTICLE 10 SECTION 10.1016 OF THE PORTSMOUTH ZONING ORDINANCE WHICH SPECIFIES THE PERMITTED USES IN THE 100' TIDAL BUFFER SHOWN HEREON.
- THE CURRENT AND FUTURE OWNERS OF LADY ISLE HAVE THE BENEFIT OF A 54,600 S.F. "EASEMENT AREA" AS SHOWN ON PLAN REFERENCE #5 AND DESCRIBED IN RCRD BK.#4551 PG.#0327. THE EASEMENT AREA IS LOCATED TO THE SOUTH OF THE EXISTING BRIDGE.
- PARCEL IS ON TOWN WATER. THE CURRENT AND FUTURE OWNERS OF LADY ISLE HAVE THE BENEFIT OF A PERMANENT EASEMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE EXISTING WATER LINE RUNNING FROM LITTLE HARBOR ROAD TO AND ALONG THE 25' WIDE ACCESS EASEMENT SHOWN ON PLAN REFERENCE #5. SEE RCRD BK.#4551 PG.#0327.
- SEE PRIVATE ROADWAY & BRIDGE MAINTENANCE AGREEMENT ON FILE WITH THE CITY OF PORTSMOUTH.
- HORIZONTAL DATUM IS NAD83(2011). VERTICAL DATUM IS NAVD88 (GEOID12B). ALL PREVIOUS PLANS PRODUCED BY MSC/TFM WERE ON AN ASSUMED HORIZONTAL DATUM AND NGVD29 VERTICAL DATUM (-0.78' SHIFT DOWN TO NAVD88). TOPOGRAPHY TO THE EAST OF LIMIT OF TOPOGRAPHIC SURVEY REFERENCE LINE BASED ON AN ON THE GROUND FIELD SURVEY. TOPOGRAPHY TO THE WEST OF THIS LINE BASED ON LIDAR DATA DERIVED FROM 2013-2014 U.S. GEOLOGICAL SURVEY CMGP LIDAR: POST SANDY (MA, NH, RI).
- 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 UNWRITTEN RIGHTS, DETERMINE 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 FEATURES OF MAP 205 LOT 2.
- EXISTING USE OF THE PROPERTY IS RESIDENTIAL.
- FIELD SURVEY COMPLETED BY TCE IN APRIL 2019 USING A TOPCON D5103 AND TOPCON FC5000 DATA COLLECTOR AND UPDATED IN DECEMBER 2020, MARCH 2021 AND DECEMBER-JANUARY 2022 USING A LEICA TS-16 AND CARLSON RT-4 DATA COLLECTOR.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGENCY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- TIDE LINES SHOWN BASED ON TIDAL DATUM FOR NOAA STATION #8419870, SEAVEY ISLAND, ME. DATUM IS NAVD88.
- IN ACCORDANCE WITH THE SCREENING REQUIRED BY THE NH NATURAL HERITAGE BUREAU (NHB), MORE PARTICULARLY, NHB REPORT NHB21-3759, TWO NEW DISTINCT POPULATIONS OF MARSH ELDER (VIA FRUTESCENS) WAS DETERMINED TO BE ON THE PROPERTY.

PLAN REFERENCES:

- "BOUNDARY PLAN FOR BELLE ISLE PARTNERS TRUST, LITTLE HARBOR ROAD/BELLE ISLE, COUNTY OF ROCKINGHAM, PORTSMOUTH, NH," DATED MARCH 30, 1995, BY RICHARD P. MILLETTE & ASSOCIATES.
- "SUBDIVISION OF LAND FOR J.P. GRIFFIN, OFF LITTLE HARBOR ROAD COUNTY OF ROCKINGHAM, PORTSMOUTH, NH" DATED NOVEMBER 1980, BY RICHARD P. MILLETTE & ASSOCIATES. RCRD PLAN #0-10554.
- "PLAN OF A LOT OF LAND BELONGING TO WM. H. & ADELAIDE E. KEEPERS, PORTSMOUTH, NH" BY A.C. HOYT SURVEYOR. RCRD PLAN #0674.
- "LAND LOCATED IN PORTSMOUTH IN THE COUNTY OF ROCKINGHAM AND STATE OF NEW HAMPSHIRE, DIVIDED BY ARTHUR ASTOR CAREY TO THE TRUSTEES UNDER THE THIRTEENTH ARTICLE OF HIS LAST WILL AND TESTAMENT" DATED SEPTEMBER 1927, BY JOHN W. DURGIN CIVIL ENGINEER. RCRD PLAN #0311.
- "SUBDIVISION PLAN FOR MICHAEL R. CLARK, TAX MAP 204 LOT 5, LITTLE HARBOR ROAD, PORTSMOUTH, NEW HAMPSHIRE" BY DOUGET SURVEY, INC. DATED JULY 30, 2004 WITH REVISION 5 DATED 8/10/05. RCRD PLAN #0-33062.



LOCATION PLAN

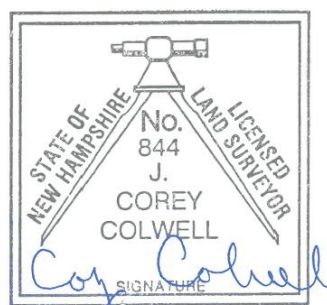
LINE	BEARING	LENGTH
TL1	N67°51'46"W	21.29'
TL2	N19°23'54"E	70.69'
TL3	N08°15'36"W	14.80'
TL4	N67°14'32"W	59.89'
TL5	S72°29'14"W	22.33'
TL6	S16°54'10"W	16.16'
TL7	S70°12'27"W	119.15'
TL8	S82°27'48"W	53.20'
TL9	S71°51'06"W	34.83'
TL10	N84°29'52"W	54.98'
TL11	N88°36'41"W	133.15'
TL12	N58°41'01"W	36.06'
TL13	N76°26'45"W	70.32'
TL14	N66°05'18"W	94.64'
TL15	N83°40'11"W	65.03'
TL16	S87°00'59"W	66.13'
TL17	S45°28'05"W	59.51'
TL18	S89°10'34"W	18.70'
TL19	N26°45'37"W	62.01'
TL20	N33°08'41"E	37.94'
TL21	N56°46'40"E	73.84'
TL22	N42°15'04"E	95.86'
TL23	N35°26'21"E	64.21'
TL24	N28°02'52"E	96.87'
TL25	N42°09'51"E	44.29'
TL26	N61°38'42"E	107.52'
TL27	N81°06'32"E	190.89'
TL28	S59°21'19"E	100.43'
TL29	N79°14'16"E	124.39'
TL30	N69°13'26"E	59.61'
TL31	N76°05'53"E	53.54'
TL32	S88°27'29"E	42.28'
TL33	S65°15'44"E	69.64'
TL34	N67°30'40"E	65.49'
TL35	N37°18'24"E	40.52'
TL36	N31°24'47"E	30.94'
TL37	N31°15'45"E	40.69'
TL38	N83°02'00"E	21.40'
TL39	N84°27'00"E	44.43'
TL40	N49°53'28"E	47.44'

LINE	BEARING	LENGTH
TL41	N80°00'34"E	37.13'
TL42	N69°32'45"E	63.91'
TL43	N65°24'43"E	36.82'
TL44	N64°17'09"E	61.79'
TL45	N65°21'38"E	65.64'
TL46	S58°13'54"E	62.60'
TL47	N87°40'31"E	97.13'
TL48	S05°01'54"W	152.08'
TL49	S29°38'22"W	150.63'
TL50	N72°46'01"W	101.53'
TL51	S50°14'36"W	18.43'
TL52	N38°23'46"W	31.49'
TL53	S49°44'15"W	164.33'
TL54	S84°45'30"W	58.73'
TL55	S42°08'26"W	306.52'
TL56	S11°02'55"W	39.88'
TL57	S88°23'11"W	29.73'
TL58	S19°52'05"W	100.99'

SOILS NOTE:

THIS SOIL MAP FALLS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT INTENDED FOR USE IN COMPLYING WITH THE NEW HAMPSHIRE ALTERATION OF TERRAIN (AOT) REGULATIONS (ENV-WQ 1500). IT WAS PRODUCED BY MARC JACOBS, CERTIFIED SOIL SCIENTIST #038, BASED UPON ACTUAL FIELD INVESTIGATIONS CONDUCTED IN DECEMBER 2020 AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THE SITE-SPECIFIC SOIL SURVEY WAS CONDUCTED ACCORDING TO SPECIAL PUBLICATION NO. 3 - SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, VERSION 5.0 DATED DECEMBER 2017 AS PUBLISHED, MAINTAINED AND AMENDED BY THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND. THERE IS A REPORT THAT ACCORDING TO THIS SOIL MAP, COPIES OF THE SOIL SURVEY MAP THAT HAVE BEEN REVIEWED BY THE SCIENTIST(S) ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS SITE.

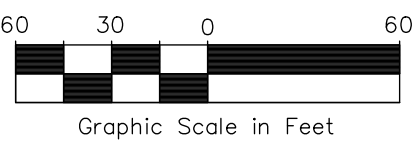
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN APRIL 2019, DECEMBER 2020 AND MARCH 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF 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.



54,600 S.F. EASEMENT AREA (SEE NOTE 11)

5/23/2023 DATE

SLOPE PHASE LEGEND (percent)					
A	B	C	D	E	F
0-3	3-8	8-15	15-25	25-50	50+



DISTURBED SOIL MAPPING UNIT SUPPLEMENTAL SYMBOL LEGEND				
SUPPLEMENTAL SYMBOL (1-5)	DRAINAGE CLASS (SYMBOL 1)	PARENT MATERIAL (SYMBOL 2)	RESTRICTIVE / IMPERVIOUS LAYERS (SYMBOL 3)	ESTIMATED Ksat (SYMBOL 4)
(299) - hcade	UNDETERMINED (H)	GLACIAL TILL MATERIALS (C)	NONE (A)	UNDETERMINED (D)

*Estimated based upon soil properties observed in the field. No published data available. On-site testing recommended as necessary for design and placement of specific infiltration practices.

SITE SPECIFIC SOIL SURVEY MAP LEGEND				
SOIL SERIES NAME & NUMBER	DRAINAGE CLASS	PARENT MATERIAL (C Horizon)	MINERAL RESTRICTIVE FEATURES*	SATURATED HYDRAULIC CONDUCTIVITY (Ksat)** inches/hour low to high B & C horizons
42 CANTON	WELL	GLACIAL TILL	NONE	2.0 TO 6.0
444 NEWFIELDS	MODERATELY WELL	GLACIAL TILL	NONE	0.6 TO 2.0
299 UDORTHENTS	VARIABLE	VARIABLE - CUT AND/OR FILLED	NONE†	NA†
597 WESTBROOK	VERY POOR	ORGANIC DEPOSITS OVER SEDIMENTS	NONE	NA†

*Within 40 inches of the soil surface.

**From Ksat Values for New Hampshire Soils - Society of Soil Scientists of Northern New England - Special Publication Number 5 - September 2009 unless noted otherwise. On-site Ksat testing may be warranted or advisable.

No published data is available. On-site Ksat testing recommended as necessary for design/placement of specific infiltration practices.

REV.	DATE	DESCRIPTION	DR	CK
2	4/25/2023	ADDED DOCK/PIER DIMENSIONS	BMK	JCC
1	9/21/2022	ADDED TEST PITS	MVP	JCC

TAX MAP 205 LOT 2
BELLE ISLE / AKA LADY ISLE
EXISTING CONDITIONS
325 LITTLE HARBOR ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY

THE ADL 325 LITTLE HARBOR ROAD TRUST

SCALE: 1" = 60' (22"x34")
1" = 120' (11"x17")

FEBRUARY 1, 2022



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
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Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

47099.01

DR FB
CK CADFILE

S-01

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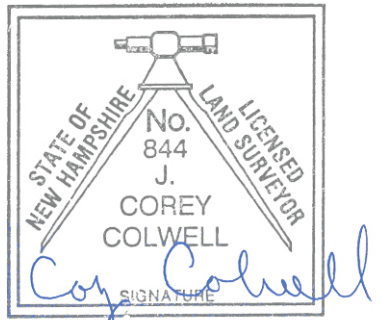


CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

May 24, 2023, 11:13am
\\TFM-BEDFORD\PA\Projects\Civil\Survey\MSC\Projects\47099-01 - Little Harbor Rd & Gasport Rd - Little Harbor Rd\Carlson Survey\DWG\47099-01\wk.dwg



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 JANUARY 2022 AND JANUARY & APRIL 2023. 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.



LICENSED LAND SURVEYOR

2023-05-23
DATE

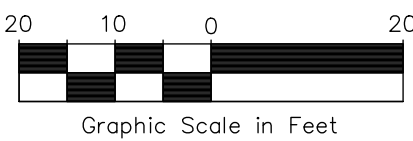


CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 205 LOT 2
EXISTING CONDITIONS PLAN
BRIDGE DETAIL
325 LITTLE HARBOR ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
THE ADL PORTSMOUTH RESIDENCE TRUST

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

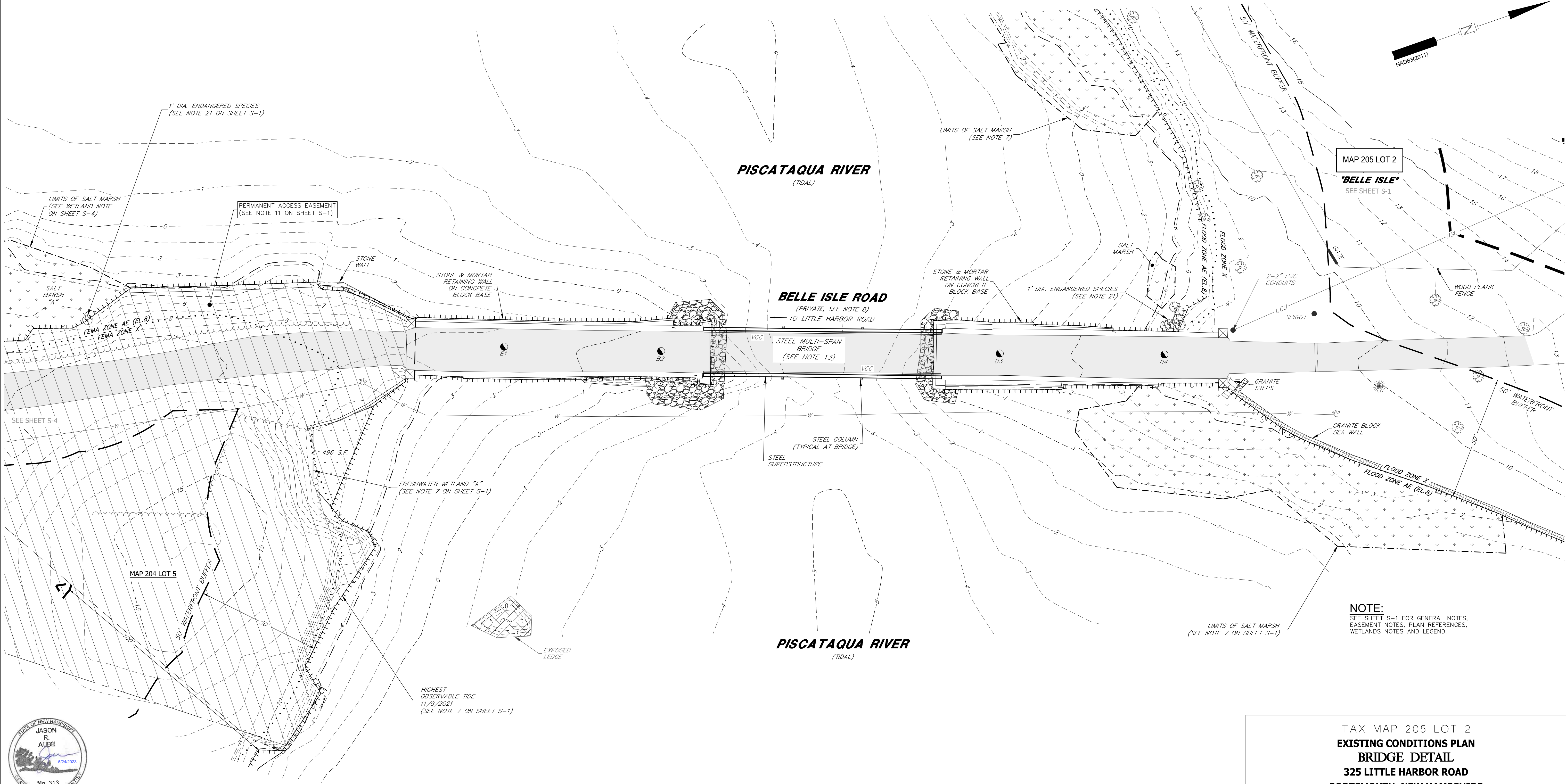
FEBRUARY 1, 2023

Seacoast Division

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

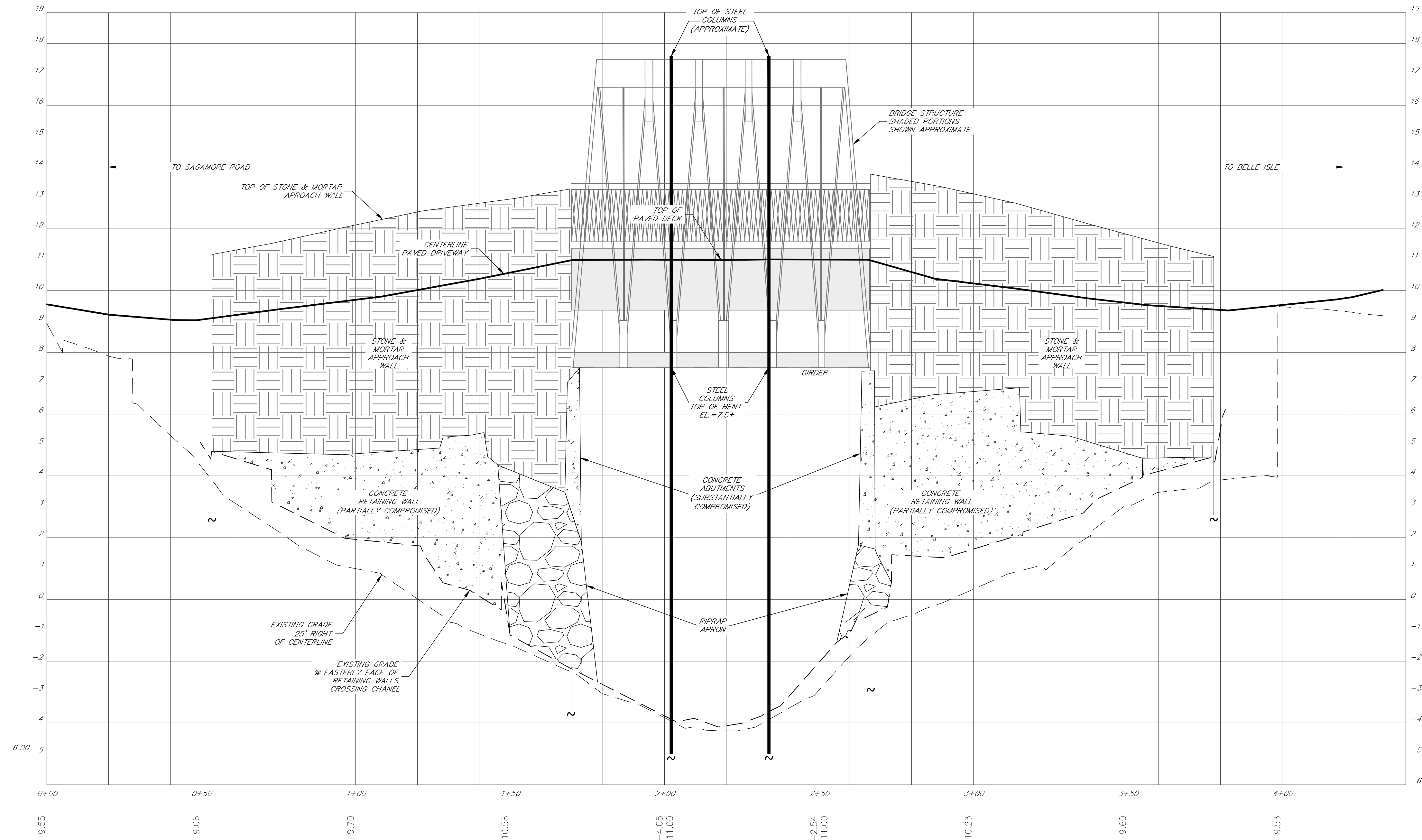
170 Commerce Way, Suite 102
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Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47099-01	DR	MVP	FB	583	S-02
CK	BMK	CADFILE	SEE MARGIN			



NOTE:
SEE SHEET S-1 FOR GENERAL NOTES,
EASEMENT NOTES, PLAN REFERENCES,
WETLANDS NOTES AND LEGEND.

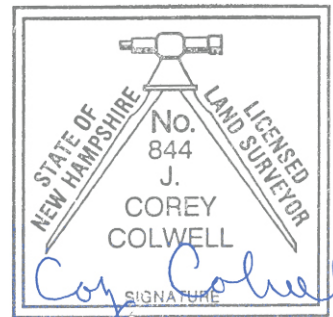
May 23, 2023, 1:36pm
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BRIDGE PROFILE:
1" = 20' HORIZONTAL
1" = 2' VERTICAL

NOTE:
SEE SHEET S-01 FOR GENERAL NOTES,
EASEMENT NOTES, PLAN REFERENCES,
WETLANDS NOTES AND LEGEND.

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 JANUARY 2022 AND JANUARY & APRIL 2023. 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.



LICENSED LAND SURVEYOR

2023-05-23

DATE

TAX MAP 205 LOT 2
EXISTING CONDITIONS PLAN
BRIDGE PROFILE
325 LITTLE HARBOR ROAD
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY

THE ADL PORTSMOUTH RESIDENCE TRUST

SCALE: AS NOTED

FEBRUARY 1, 2022

Seacoast Division



Civil Engineers
Structural Engineers
Traffic Engineers
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REV.	DATE	DESCRIPTION	DR	CK

FILE	47099-01	DR	MVP	FB	583	
		CK	BMK	CADFILE	SEE MARGIN	
						S-03

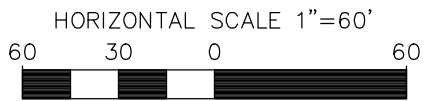
Jul 03, 2024 - 3:15pm
F:\MISC Projects\47099-01 - Little Harbor Rd & Gosport Rd - Portsmouth\47099-01 - DiLorenzo - 325 Little Harbor Rd\Design\PRODUCTION DWGS BRIDGE\47099-01_Wetland Classification.dwg



NOTES

1. QUALIFIED COSTAL PROFESSIONAL, JASON R. AUBE (CWS #313), USING THE PUBLISHED DATA COMPLETED THE WETLAND FUNCTIONAL ASSESSMENT AND WETLAND CLASSIFICATION.
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WETLAND CLASSIFICATION			
PF01	PALUSTRINE FORESTED BROAD-LEAVED DECIDUOUS	E2US3M	ESTAUURINE INTERTIDAL UNCONSOLIDATED SHORE MUD IRREGULARLY FLOODED
E2EM1P	ESTAUURINE INTERTIDAL EMERGENT PERSISTENT IRREGULARLY FLOODED	E2RS1/2N	ESTAUURINE INTERTIDAL ROCKY SHORE BEDROCK EUHALINE/EUSALINE REGULARLY FLOODED
E2US12N	ESTAUURINE INTERTIDAL UNCONSOLIDATED SHORE COBBLE/GRAVEL/SAND REGULARLY FLOODED		



2	10/13/2023	NO REVISIONS THIS SHEET			
1	6/14/2023	ADDITION OF E2US12N WETLAND	JKC	JCC	
REV	DATE	DESCRIPTION	DR	CK	

BRIDGE PERMITTING PLANS
TAX MAP 205 LOT 2
WETLAND CLASSIFICATION PLAN

LADY ISLE BRIDGE REPLACEMENT
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=120' (11"x17")
SCALE: 1"=60' (22"x34")
FEBRUARY 7, 2024

Seacoast Division

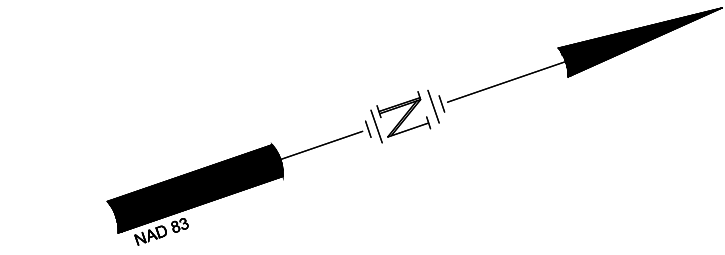
TFM

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Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Portsmouth, NH 03801
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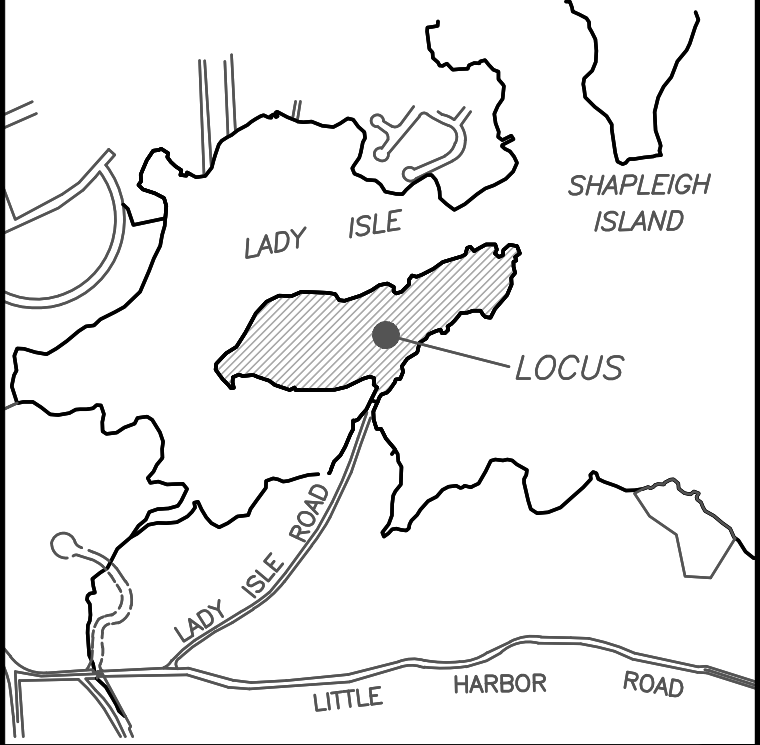
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CK	JKC	CADFILE	47099-01_WETLAND CLASSIFICATION				

Jul 03, 2024 - 3:16pm
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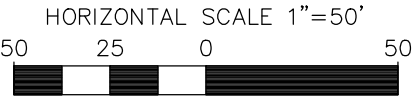
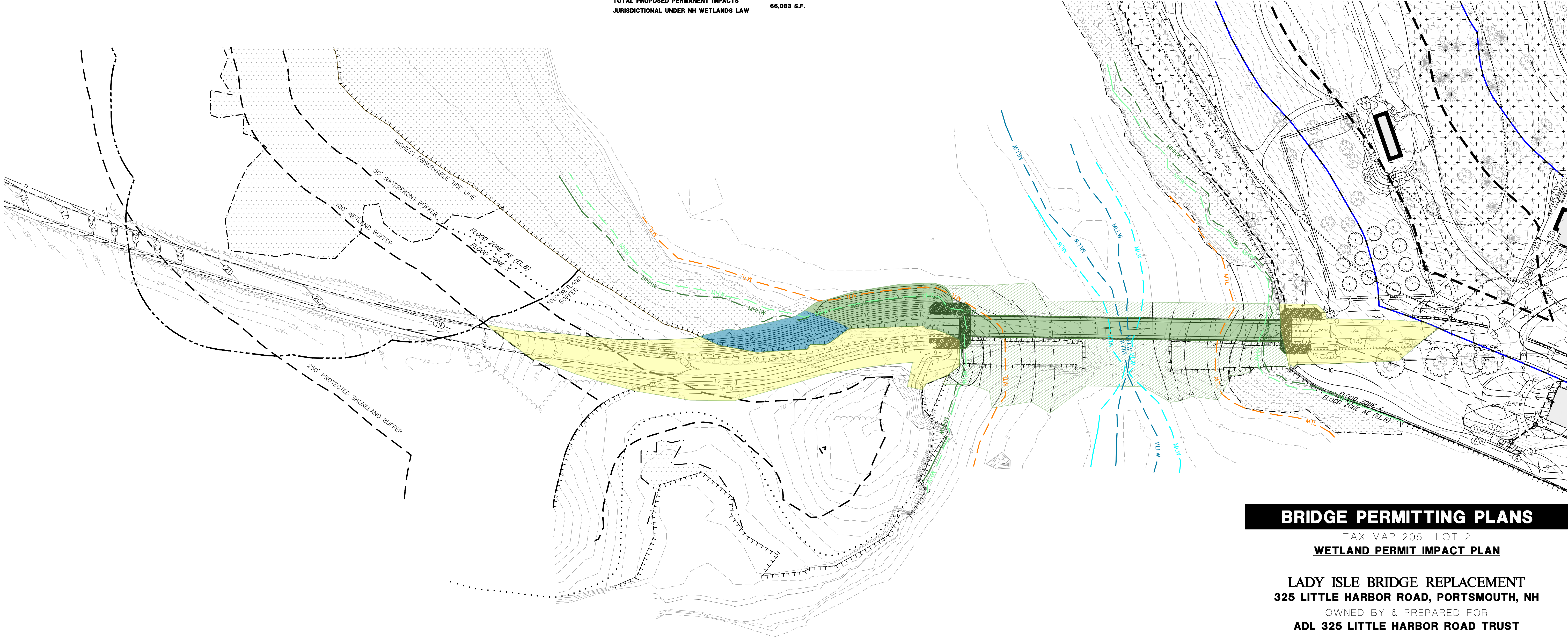


IMPACT AREA		
<div></div>	PROPOSED PERMANENT IMPACTS WITHIN THE DEVELOPED UPLAND TIDAL BUFFER ZONE	26,298 S.F.
<div></div>	PROPOSED PERMANENT IMPACTS BELOW HOTL (SEE BELOW)	39,785 S.F.
<div></div>	PROPOSED PERMANENT IMPACTS FOR THE PURPOSE OF RESTORING THE TIDAL AREA	23,499 S.F.
<div></div>	PROPOSED PERMANENT IMPACTS FOR THE PURPOSE OF ADDING MATERIAL TO CONSTRUCT THE NEW SOUTH BRIDGE APPROACH	12,843 S.F.
<div></div>	PROPOSED SALT MARSH IMPACTS FOR THE PURPOSE OF ADDING MATERIAL TO CONSTRUCT THE NEW SOUTH BRIDGE APPROACH	3,443 S.F.
TOTAL PROPOSED PERMANENT IMPACTS JURISDICTIONAL UNDER NH WETLANDS LAW		66,083 S.F.

TIDAL ELEVATIONS	
MHHW	4.18
MHW	3.76
MTL	-0.32
MLW	-4.39
MLLW	-4.71
TIDAL ELEVATIONS ARE BASED ON NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) STATION 8423898, SEAVEY ISLAND, ME AND AS USED WITHIN THE TOWN OF PORTSMOUTH 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)	



LOCATION PLAN



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REV	DATE	DESCRIPTION	DR	CK
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2	10/13/2023	REVISED PER NHDES COMMENTS	JKC	JCC

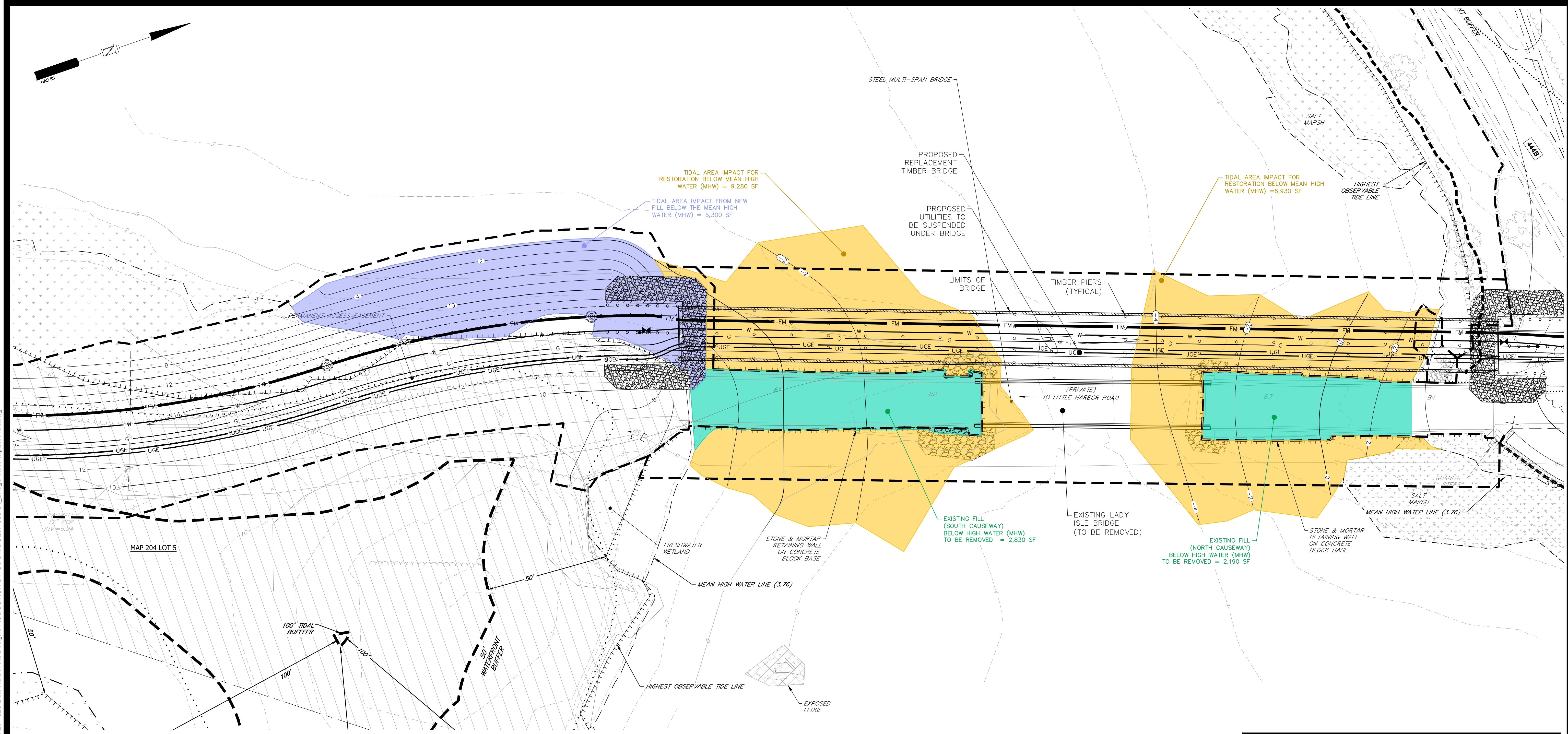
BRIDGE PERMITTING PLANS
TAX MAP 205 LOT 2
WETLAND PERMIT IMPACT PLAN

LADY ISLE BRIDGE REPLACEMENT
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=100' (11"x17")
SCALE: 1"=50' (22"x34")
FEBRUARY 7, 2024

Seacoast 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) 431-0910 www.tfmoran.com	
TFM					
FILE	47099.01	DR	KRH	FB	-
		CK	JKC	CADFILE	47099-01_WETLAND PERMIT PLAN
					BR-02

Jul 03, 2024 - 3:16pm F:\MISC Projects\47099-01 - Little Harbor Rd & Gosport Rd - Portsmouth\47099-01 - DiLorenzo - 325 Little Harbor Rd\Design\PRODUCTION DWGS BRIDGE\47099-01_Bridge Tidal Impact Plan.dwg



LEGEND

- G GAS LINE
- W WATER LINE
- UNDERGROUND UTILITIES LINE
- FM SEWER - FORCE MAINE
- SEWER MANHOLE
- SALT WATER MARSH
- FRESH WATER WETLAND
- RIPRAP ABUTMENTS
- EDGE OF WOODS
- HIGHEST OBSERVABLE TIDE LINE (HOTL)
- MEAN HIGH WATER LINE (MHW)

TIDAL AREA IMPACTS BELOW MEAN HIGH WATER (MHW)	
DESCRIPTION	AREA (SF)
NEW FILL FOR BRIDGE ABUTMENT	5,300
FILL REMOVAL OF EXISTING CAUSEWAYS	5,020
NET INCREASE IN FILL BELOW MHW	280

TIDAL AREA RESTORATION BELOW MEAN HIGH WATER (MHW)	
DESCRIPTION	AREA (SF)
REMOVAL OF EXISTING FILL (SOUTH CAUSEWAY)	2,830
REMOVAL OF EXISTING FILL (NORTH CAUSEWAY)	2,190
FILL REMOVAL OF EXISTING CAUSEWAYS (TOTAL)	5,020
GRADING TO MATCH EXISTING GRADES	16,210
TOTAL RESTORATION	21,230

NOTE:
THE MEAN HIGH WATER (MHW) ELEVATION OF 3.76 FEET WAS DETERMINED BY THE NATIONAL OCEANIC AND ATMOSPHERIC ASSOCIATION (NOAA) SEAVEY ISLAND, MAINE TIDAL STATION 8419870 USING NAVD 88 DATUM.



REV	DATE	DESCRIPTION	DR	CK
2	10/13/2023	NO REVISIONS THIS SHEET		

BRIDGE PERMITTING PLANS

TAX MAP 205 LOT 2
ARMY CORP OF ENGINEERS IMPACT PLAN

LADY ISLE BRIDGE REPLACEMENT
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
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ADL 325 LITTLE HARBOR ROAD TRUST

1"=40' (11"x17')
SCALE: 1"=20' (22"x34')
FEBRUARY 7, 2024

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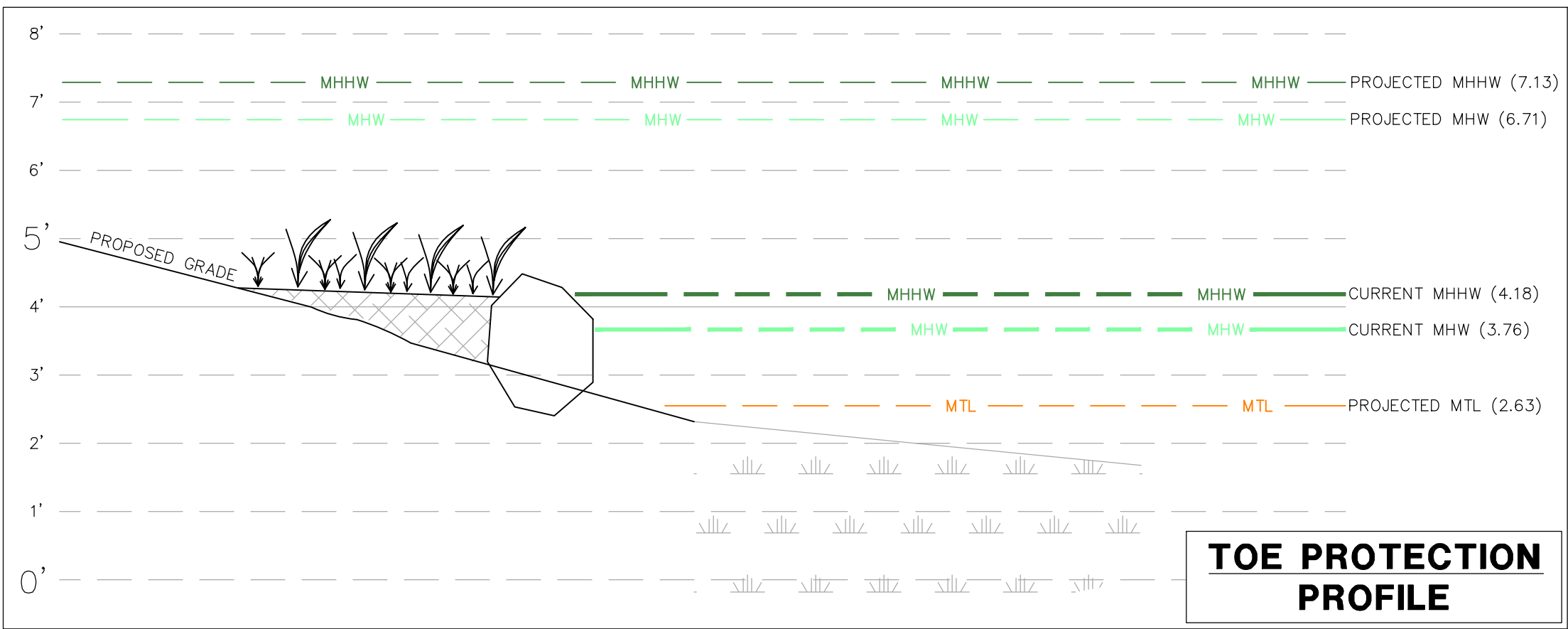
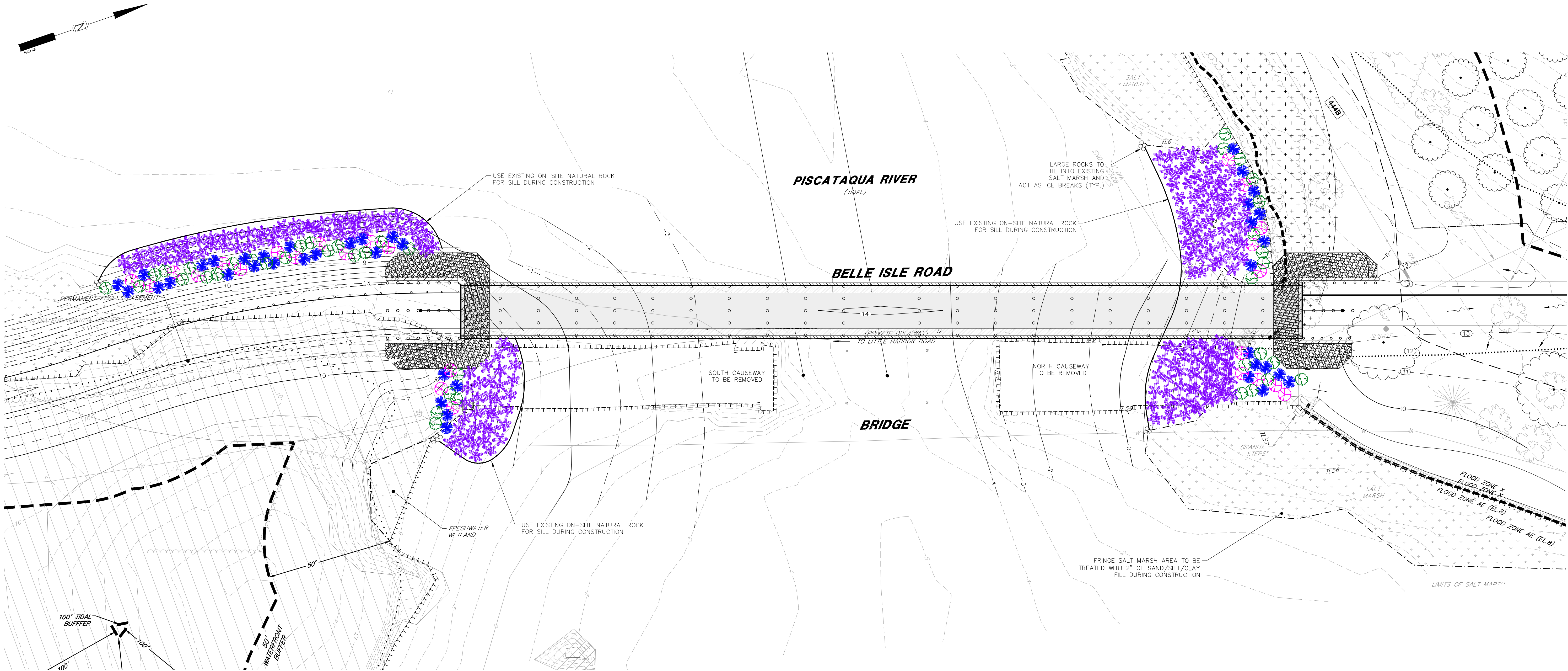
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47099.01	DR KRH	FB	-	BR-03
CK JKC	CADFILE	47099-01_BRIDGE TIDAL IMPACT PLAN		

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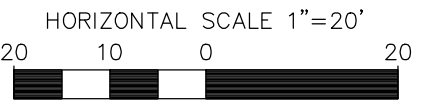


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PLANTING LEGEND - HIGH MARSH		
SYMBOL	PLANT TYPE	QUANTITY
	SWITCHGRASS (PANICUM VIRGATUM) OR PRARIE CORDGRASS (SPARTINA PECTINATA)	41
	SALTGRASS (DISTICHLIS SPICATA)	40
	BLACK GRASS (JUNCUS GERARDII)	25

PLANTING LEGEND - LOW MARSH		
SYMBOL	PLANT TYPE	QUANTITY
	SMOOTH CORDGRASS (SPARTINA ALTERNIFLORA)	201



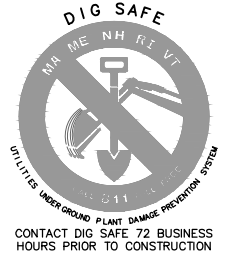
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1	7/19/2023	REVISED PER NHDES COMMENTS	JKC	JCC

BRIDGE PERMITTING PLANS
TAX MAP 205 LOT 2
TIDAL AREA RESTORATION PLAN

LADY ISLE BRIDGE REPLACEMENT
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=40' (11"x17')
SCALE: 1"=20' (22"x34') **FEBRUARY 7, 2024**

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47099.01	DR KRH CK JKC	FB CADFILE	- 47099-01_BRIDGE RESTORATION PLAN	BR-04
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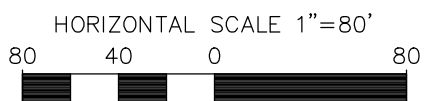
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TOTAL IMPACTS		
	WITHIN PRIME WETLAND BUFFER	24,864 S.F.
	WITHIN PRIME WETLAND	1,632 S.F.

LEGEND	
	PRIME WETLAND
	PRIME WETLAND BUFFER



REV	DATE	DESCRIPTION	DR	CK
3	3/5/2024	REVISED PER NHDES COMMENTS	JKC	JCC
2	10/13/2023	REVISIONS PER NHDES COMMENTS	JKC	JCC
1	6/14/2023	ADDITION OF IMPACTS TABLE TO PLAN	JKC	JCC

BRIDGE PERMITTING PLANS
TAX MAP 205 LOT 2
PRIME WETLAND BUFFER IMPACT PLAN

LADY ISLE BRIDGE REPLACEMENT
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=160' (11"x17")
SCALE: 1"=80' (22"x34")
FEBRUARY 7, 2024

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FILE	47099.01	DR	KRH	FB	-	BR-06
CK	JKC	CADFILE	47099-01_PRIME WETLAND PLAN			



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Jul 03, 2003
F:\MSC F



Jul 03, 2003
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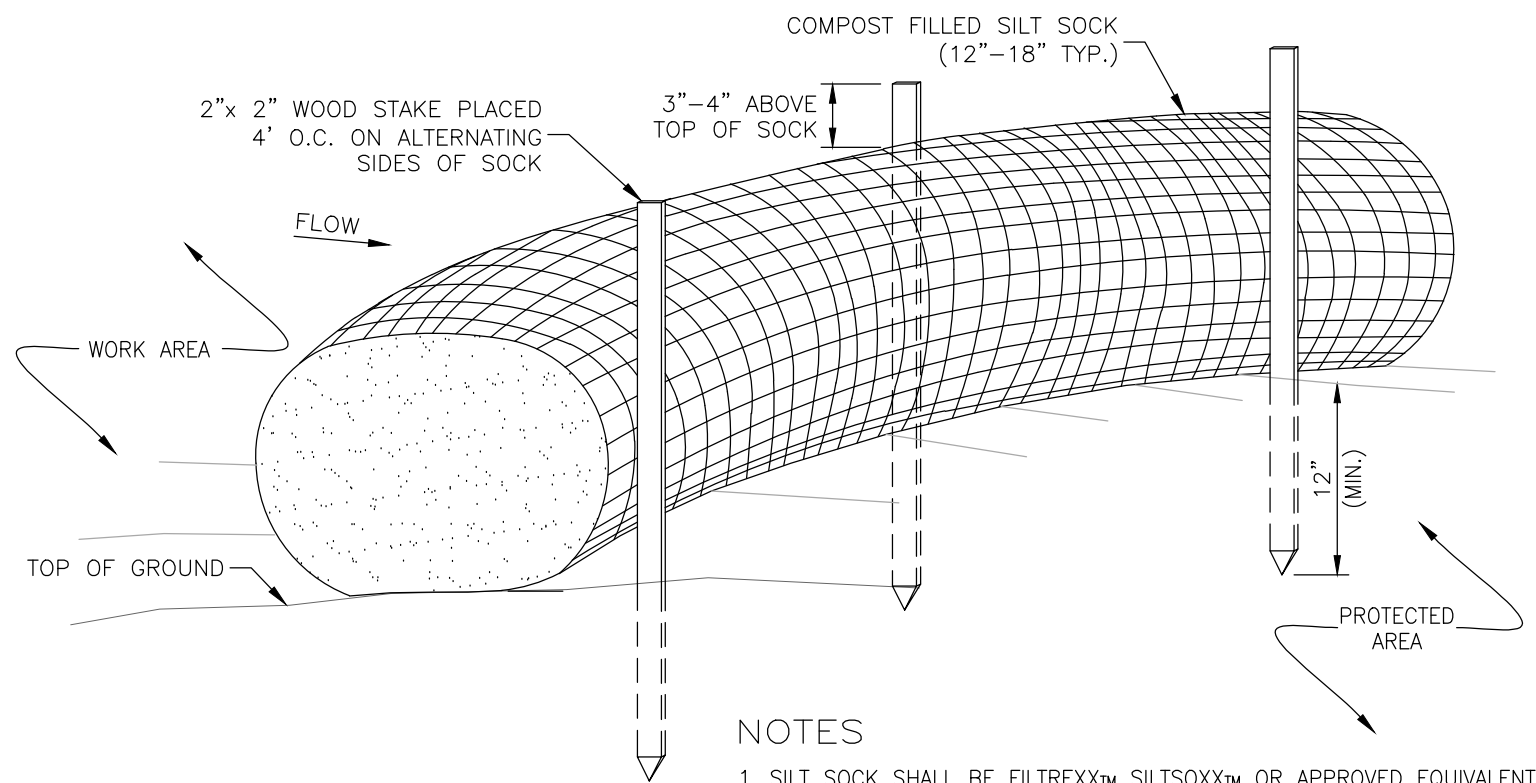
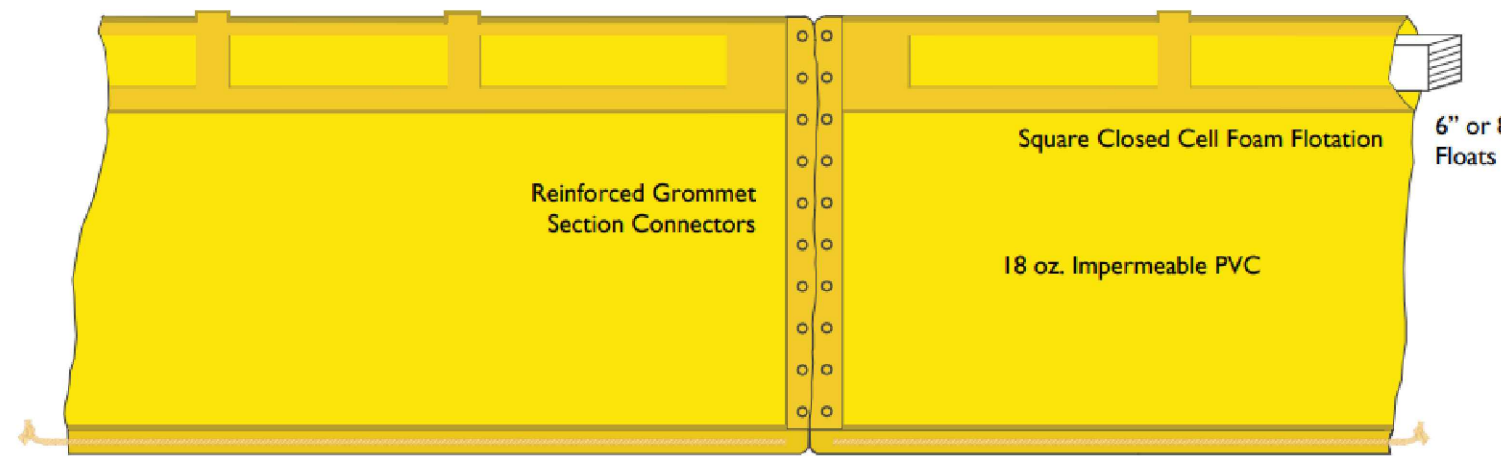
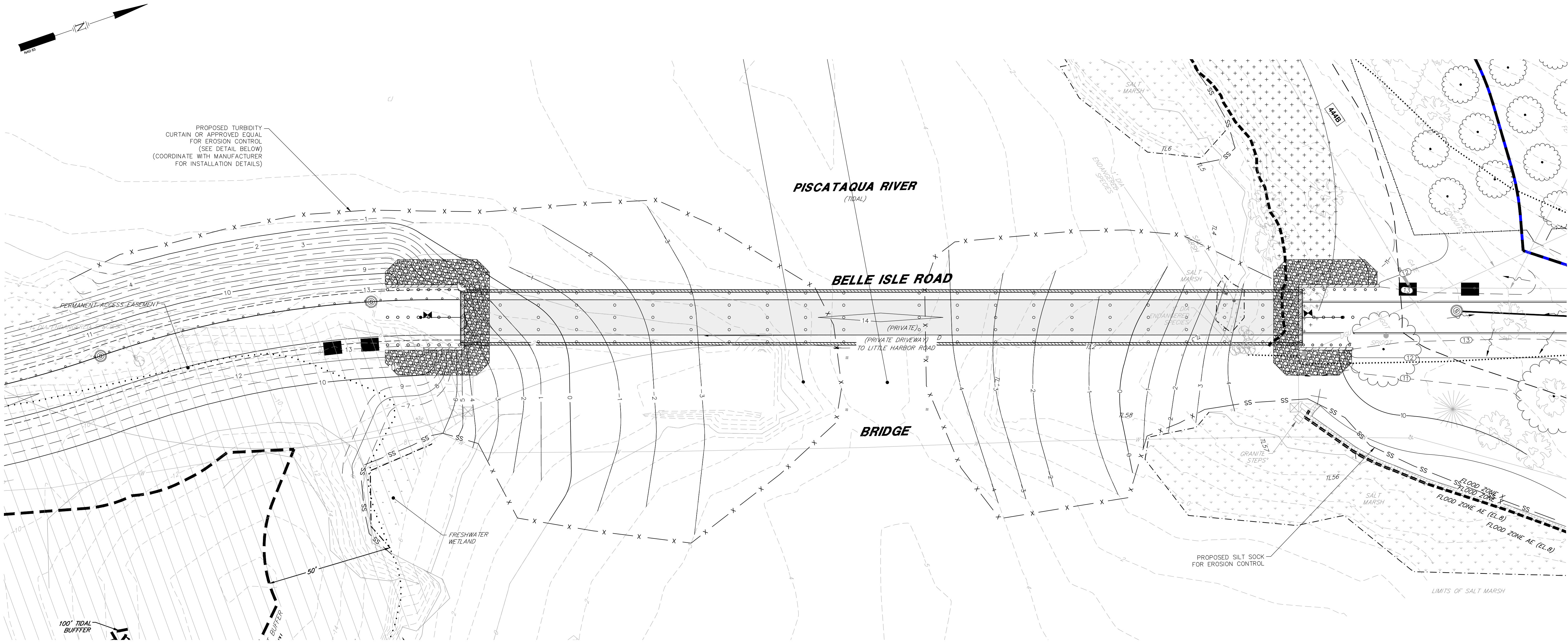


Jul 03, 2024 - 3:11 PM
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Jul 03, 2024 - 3:11 PM
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Jul 03, 2024 - 3:11 PM
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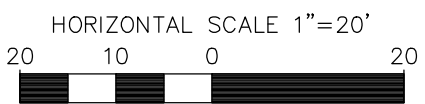
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- NOTES
1. SILT SOCK SHALL BE FILTREXXTM SILT SOCKTM OR APPROVED EQUIVALENT.
 2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE



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Natural forces such as current, wind, waves, and location affect your product and may require engineering, additional anchoring, and customization.

				772-646-0597 www.GEIWorks.com info@geiworks.com	
Type 1 DOT Turbidity Curtain					
Scale:	Drawing:	Revision:	Date:	By:	
Not to Scale			01/04/2018	MK	

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BRIDGE PERMITTING PLANS

TAX MAP 205 LOT 2
EROSION AND SEDIMENT CONTROL PLAN

LADY ISLE BRIDGE REPLACEMENT
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=40' (22"x17")
SCALE: 1"=20' (22"x34") **FEBRUARY 7, 2024**

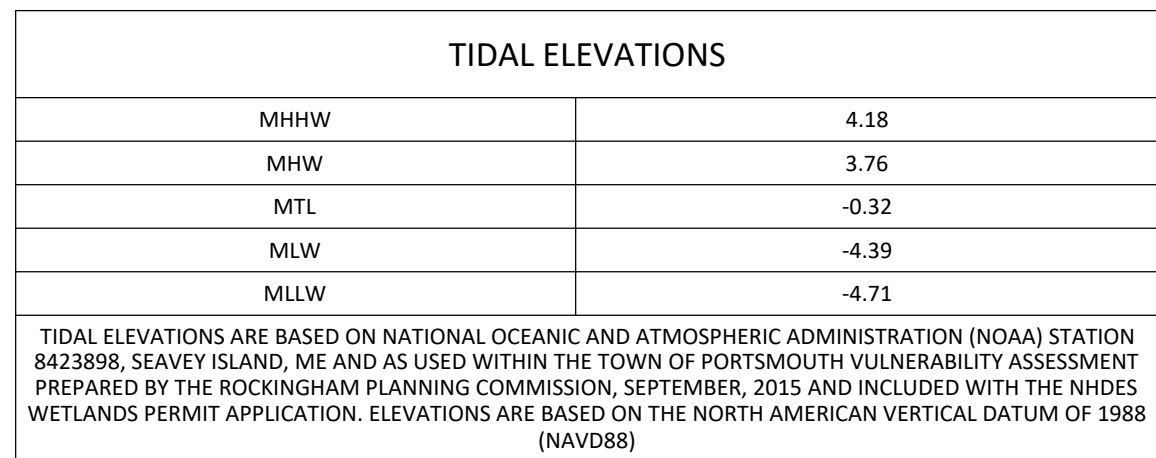
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FILE	47099.01	DR	KRH	FB	-	BR-09
REV	DATE	DESCRIPTION	DR	CK		



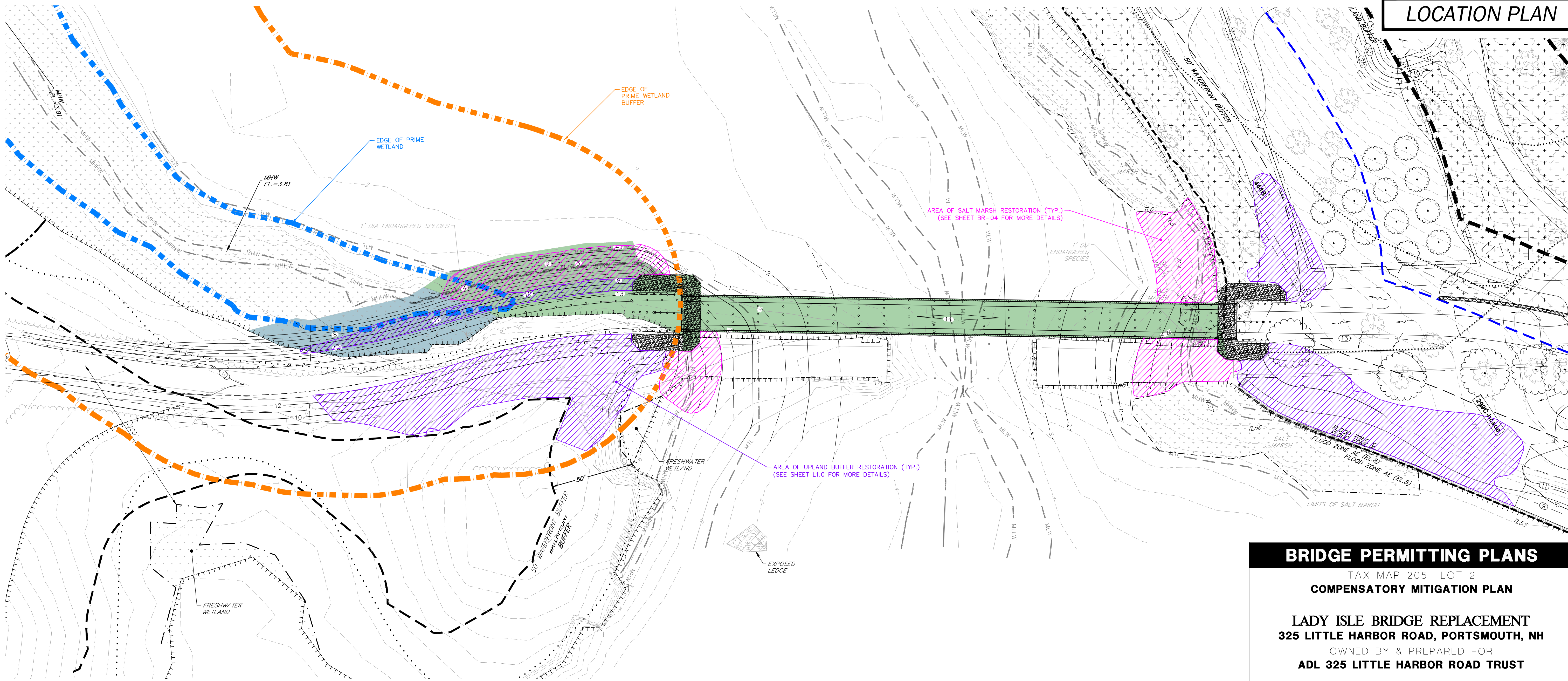
	IMPACT AREA
 <p>PROPOSED PERMANENT IMPACTS FOR THE PURPOSE OF ADDING MATERIAL TO CONSTRUCT THE NEW BRIDGE AND SOUTH BRIDGE APPROACH</p>	12,605 S.F.
 <p>PROPOSED SALT MARSH IMPACTS FOR THE PURPOSE OF ADDING MATERIAL TO CONSTRUCT THE NEW SOUTH BRIDGE APPROACH</p>	3,443 S.F.
 <p>TOTAL AREA OF SALT MARSH RESTORATION</p>	7,491 S.F.
 <p>TOTAL AREA OF UPLAND BUFFER RESTORATION</p>	~21,000 S.F.

TOTAL IMPACTS*	
WITHIN PRIME WETLAND BUFFER	24,864 S.F.
WITHIN PRIME WETLAND	1,632 S.F.

*SEE PRIME WETLAND BUFFER IMPACT PLAN FOR MORE INFORMATION (BR-08)



LOCATION PLAN



BRIDGE PERMITTING PLANS

TAX MAP 205 LOT 2
COMPENSATORY MITIGATION PLAN

LADY ISLE BRIDGE REPLACEMENT
325 LITTLE HARBOR ROAD, PORTSMOUTH, NH
 OWNED BY & PREPARED FOR
ADL 325 LITTLE HARBOR ROAD TRUST

1"=60' (11"x17")
SCALE: 1"=30' (22"x34") **FEBRUARY 7, 2024**

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HORIZONTAL SCALE 1"=20'



A horizontal scale bar with a black background and white markings. The markings are labeled 20, 10, 0, and 20 from left to right. The bar is divided into segments by white lines.

3	7/3/2024	REVISED PER DES COMMENTS	JKC	JC	
2	10/13/2023	PLAN ADDED TO PERMITTING SET	JKC	JC	
REV	DATE	DESCRIPTION	DR	C	

Seacoast Division



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- Structural Engineers
- Traffic Engineers
- Land Surveyors
- ® Landscape Architects
- Scientists

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Fax (603) 431-0910
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FILE	47099.01	DR	KRH	FB	-	BR-10
		CK	JKC	CADFILE	47099-01_COMPENSATORY MITIGATION PLAN	

Lady Isle

325 Little Harbor Road,
Portsmouth NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated March 2, 2021; prepared by: Thomas F. Moran Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, 03801 - Tel: (603) 431.2222

2. Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 - Tel: (617) 905.2246

3. Do not scale drawings.



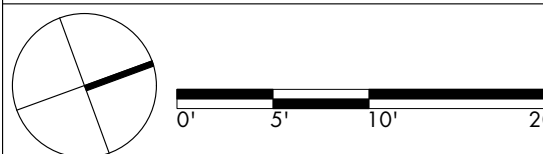
MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew-cunningham.com

411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#	DESCRIPTION:

SCALE: 1" = 10'-0" DATE: 05 JUNE 2024



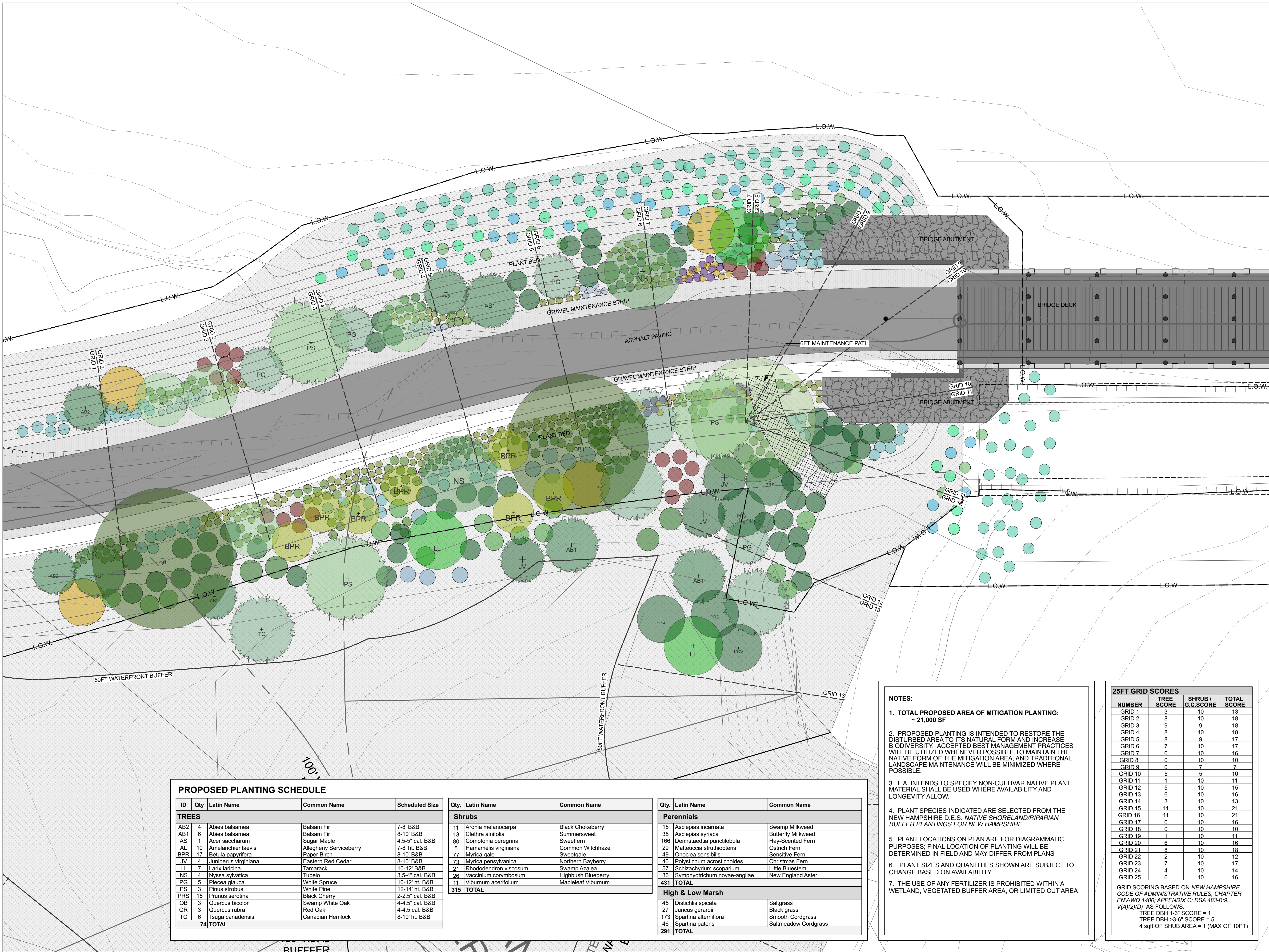
SHEET TITLE:

LADY ISLE BRIDGE
REPLACEMENT -
PROPOSED
MITIGATION PLANTING

SHEET NUMBER:

L1.0

FOR PERMIT SUBMISSION



PROPOSED PLANTING SCHEDULE

ID	Qty	Latin Name	Common Name	Scheduled Size
TREES				
AB2	4	Abies balsamea	Balsam Fir	7-8' B&B
AB1	6	Abies balsamea	Balsam Fir	8-10' B&B
AS	1	Acer saccharum	Sugar Maple	4.5-5" cal. B&B
AL	10	Amelanchier laevis	Allegheny Serviceberry	7-8' ht. B&B
BPR	17	Betula papyrifera	Paper Birch	8-10' B&B
JV	4	Juniperus virginiana	Eastern Red Cedar	8-10' B&B
LL	7	Larix laricina	Tamarack	10-12' B&B
NS	4	Nyssa sylvatica	Tupelo	3.5-4" cal. B&B
PG	5	Picea glauca	White Spruce	10-12' ht. B&B
PS	3	Pinus strobus	White Pine	12-14' ht. B&B
PRS	15	Prunus serotina	Black Cherry	2-2.5' cal. B&B
QB	3	Quercus bicolor	Swamp White Oak	4-4.5' cal. B&B
QR	3	Quercus rubra	Red Oak	4-4.5 cal. B&B
TC	6	Tsuga canadensis	Canadian Hemlock	8-10' ht. B&B
74 TOTAL				

Qty.	Latin Name	Common Name
Shrubs		
11	Aronia melanocarpa	Black Chokeberry
13	Clethra alnifolia	Summersweet
80	Comptonia peregrina	Sweetfern
5	Hamamelis virginiana	Common Witchhazel
77	Myrica gale	Sweetgale
73	Myrica pensylvanica	Northern Bayberry
21	Rhododendron viscosum	Swamp Azalea
26	Vaccinium corymbosum	Highbush Blueberry
11	Viburnum acerifolium	Mapleleaf Viburnum
315 TOTAL		

Qty.	Latin Name	Common Name
Perennials		
15	Asclepias incarnata	Swamp Milkweed
35	Asclepias syriaca	Butterfly Milkweed
166	Dennstaedtia punctilobula	Hay-Scented Fern
29	Matteuccia struthiopteris	Ostrich Fern
49	Onclea sensibilis	Sensitive Fern
46	Polystichum acrostichoides	Christmas Fern
57	Schizachyrium scoparium	Little Bluestem
36	Symphotrichum novae-angliae	New England Aster
431 TOTAL		
High & Low Marsh		
45	Distichlis spicata	Saltgrass
27	Juncus gerardii	Black grass
173	Spartina alterniflora	Smooth Cordgrass
46	Spartina patens	Saltmeadow Cordgrass
291 TOTAL		

NOTES:

- TOTAL PROPOSED AREA OF MITIGATION PLANTING: ~ 21,000 SF**
- PROPOSED PLANTING IS INTENDED TO RESTORE THE DISTURBED AREA TO ITS NATURAL FORM AND INCREASE BIODIVERSITY. ACCEPTED BEST MANAGEMENT PRACTICES WILL BE UTILIZED WHENEVER POSSIBLE TO MAINTAIN THE NATIVE FORM OF THE MITIGATION AREA, AND TRADITIONAL LANDSCAPE MAINTENANCE WILL BE MINIMIZED WHERE POSSIBLE.
- L.A. INTENDS TO SPECIFY NON-CULTIVAR NATIVE PLANT MATERIAL SHALL BE USED WHERE AVAILABILITY AND LONGEVITY ALLOW.
- PLANT SPECIES INDICATED ARE SELECTED FROM THE NEW HAMPSHIRE D.E.S. NATIVE SHORELAND/RIPARIAN BUFFER PLANTINGS FOR NEW HAMPSHIRE
- PLANT LOCATIONS ON PLAN ARE FOR DIAGRAMMATIC PURPOSES; FINAL LOCATION OF PLANTING WILL BE DETERMINED IN FIELD AND MAY DIFFER FROM PLANS
- PLANT SIZES AND QUANTITIES SHOWN ARE SUBJECT TO CHANGE BASED ON AVAILABILITY
- THE USE OF ANY FERTILIZER IS PROHIBITED WITHIN A WETLAND, VEGETATED BUFFER AREA, OR LIMITED CUT AREA

25FT GRID SCORES

NUMBER	TREE SCORE	SHRUB / G.C. SCORE	TOTAL SCORE
GRID 1	3	10	13
GRID 2	8	10	18
GRID 3	9	9	18
GRID 4	8	10	18
GRID 5	8	9	17
GRID 6	7	10	17
GRID 7	6	10	16
GRID 8	0	10	10
GRID 9	0	7	7
GRID 10	5	5	10
GRID 11	1	10	11
GRID 12	5	10	15
GRID 13	6	10	16
GRID 14	3	10	13
GRID 15	11	10	21
GRID 16	11	10	21
GRID 17	6	10	16
GRID 18	0	10	10
GRID 19	1	10	11
GRID 20	6	10	16
GRID 21	8	10	18
GRID 22	2	10	12
GRID 23	7	10	17
GRID 24	4	10	14
GRID 25	6	10	16

GRID SCORING BASED ON NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES, CHAPTER ENV-WQ 1400; APPENDIX C: RSA 483-B:9. V(A)(2)(D) AS FOLLOWS:
TREE DBH 1-3" SCORE = 1
TREE DBH >3-6" SCORE = 5
4 sqft of SHUB AREA = 1 (MAX OF 10PT)



Lady Isle

325 Little Harbor Road,
Portsmouth NH

General Notes:

1. Existing conditions and topographic data are from a site plan of land dated March 2, 2021; prepared by: Thomas F. Moran Inc., 170 Commerce Way, Suite 102, Portsmouth, NH, 03801 - Tel: (603) 431.2222

2. Existing conditions supplemented from data collected by: Matthew Cunningham Landscape Design LLC, 411 Main Street, Stoneham, MA 02180 - Tel: (617) 905.2246

3. Do not scale drawings.

MATTHEW J. CUNNINGHAM
Matthew J. Cunningham
00161
STATE OF NEW HAMPSHIRE

MATTHEW CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew-cunningham.com

411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

REVISIONS:

#	DESCRIPTION:

SCALE: 1" = 10'-0"

DATE: 05 JUNE 2024

0' 5' 10' 20'

SHEET TITLE:

LADY ISLE BRIDGE
REPLACEMENT -
PROPOSED
MITIGATION PLANTING

SHEET NUMBER:

L1.1

FOR PERMIT SUBMISSION

SECTION 7



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists



WORK SEQUENCE NARRATIVE FOR LAND-BASED IMPACTS

Env-Wt 311.06 (d)

- 1.) At least 48-hours prior to commencing the construction activities, the property owner will notify NHDES via the *Initiation of Construction Notification Form*.
- 2.) Prior to construction, silt socks barrier will be installed at the limits of the approved impact area.
- 3.) Once installed, a *Certified Professional in Erosion and Sediment Controls* (CPESC) will inspect the erosion and siltation control devices.
- 4.) The erosion and siltation control devices will be monitored, inspected, and adjusted as required throughout the duration of the project as required.
- 5.) Construction equipment will be inspected daily for leaking fuel, oil, and hydraulic fluid, and, if necessary, repairs will be made immediately.
- 6.) Contractors responsible for operating construction equipment will have adequate oil spill kits on site and readily accessible during construction and they will be trained in deploying this equipment should it be required.
- 7.) Construction activities will occur as described within the construction details on the approved plans and as conditioned by NHDES.
- 8.) Upon project completion, exposed soils will be seeded and watered as needed.
- 9.) Upon completing the project, the property owner, or their agent, will notify NHDES via the *Completion of Construction Notice and Certificate of Compliance Form*.
- 10.) Once the site is stable, the erosion and siltation control devices will be removed.





Civil Engineers
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WORK SEQUENCE NARRATIVE FOR PROPOSED BRIDGE

Env-Wt 311.06 (d)

- 1.) At least 48-hours prior to commencing the construction activities, the property owner will notify NHDES via the *Initiation of Construction Notification Form*.
- 2.) Prior to construction, silt sock barriers will be installed at the limits of the approved impact areas.
- 3.) Turbidity curtains will be installed around the perimeter of the proposed new bridge approach impact areas.
- 4.) Once installed, a *Certified Professional in Erosion and Sediment Controls* (CPESC) will inspect the erosion and siltation control devices.
- 5.) The erosion and siltation control devices will be monitored, inspected, and adjusted as required throughout the duration of the project as required.
- 6.) To the greatest extent possible, bridge approach construction will be conducted during low tide.
- 7.) Construction equipment will be inspected daily for leaking fuel, oil, and hydraulic fluid, and, if necessary, repairs will be made immediately.
- 8.) Contractors responsible for operating construction equipment will have adequate oil spill kits on site and readily accessible during construction and they will be trained in deploying this equipment should it be required.
- 9.) Construction activities will occur as described within the construction details on the approved plans, as conditioned by NHDES, and those provided by the bridge designer, York Bridge Concepts (YBC), included with this work sequence narrative.
- 10.) Upon project completion, exposed soil adjacent to the new bridge approaches will be seeded and watered as needed.
- 11.) Upon completing the project, the property owner, or their agent, will notify NHDES via the *Completion of Construction Notice and Certificate of Compliance Form*.
- 12.) Once the site is stable, the erosion and siltation control devices will be removed.





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SALT MARSH RESTORATION WORK SEQUENCE NARRATIVE

1. Upon completing the causeway removal and intertidal area regrading, and after 6-months of natural sediment migration and tidal exposure, the salt marsh restoration will commence provided the natural tidal hydrodynamics have returned and the site is sufficiently stable. If more time is required to achieve hydrodynamic stability, the salt marsh restoration will commence at the beginning of the next growing season.
2. The fringe salt marsh areas on the northeast, northwest, southeast, and southwest sides of the bridge will be restored. Each salt marsh area to be restored includes *Low Marsh* and *High Marsh* zones. Low Marsh exists between Mean Low Water (MLW) and Mean High Water (MHW). High Marsh exists between Mean High Water (MHW) and the landward limit of extreme high tides. These areas will be planted according to inundation frequency and soil saturation, structure, and chemistry requirements.
3. Prior to the initial causeway removal process, the small population of Glasswort (*Salicornia europaea*) that currently exists on the northwestern side of the bridge will be transplanted to another location on site with similar inundation frequency, soil structure, and chemistry. Small portions of soil surrounding the roots of the plants will also be transported to better preserve the roots. The Glasswort will remain in the transplanted location until construction is complete and salt marsh restoration activities commence. Once restoration activities commence, the Glasswort will be moved back to the original location and incorporated with the new plantings.
4. During the causeway removal process, materials and soil will be distributed to the restoration areas. To the greatest extent possible, the soil's organic content and grain size will match that of the neighboring fringe salt marsh areas. Fill in Low Marsh zones will be predominantly sand-silt-clay and fill in High Marsh zones will be silt-clay-organic matter.
5. The fringe salt marsh area that borders the sea wall on the northeast side of the bridge will not be planted, but 1-2 inches of fill (sand-silt-clay) will be applied to encourage future growth.
6. The natural rocks on-site will be utilized to construct sills around the areas to be planted on the northwest, southeast, and southwest sides of the bridge. These areas will also be sculpted to accommodate future salt marsh migration.



7. Hardy grasses that are well-adapted to sandy, low nutrient soils were chosen for the plantings.
8. Prior to planting activities, any tree limbs that overhang the salt marsh areas to be restored will be removed.
9. Restoration activities will commence at low tide. Low Marsh zones will be planted with Smooth Cordgrass (*Spartina alterniflora*) in accordance with the restoration plan. Individual plugs of Smooth Cordgrass will be planted with 8-inch centers.
10. High Marsh zones will be planted with Saltgrass (*Distichlis spicata*), Black Grass (*Juncus gerardii*), Switchgrass (*Panicum virgatum*) and Prairie Cordgrass (*Spartina pectinata*). The same planting density will be applied to the High Marsh zone.
11. After the planting process is complete, the previously-constructed sills may be fortified with additional natural rocks if deemed necessary.
12. The Upland Tidal Buffer zone will also be replanted but predominantly with shrubs. The chosen shrubs will not shade out the salt marsh grasses.
13. Within 1-week of completing the salt marsh restoration, a monitoring report will be submitted to NHDES. Annually, for **five** years, subsequent monitoring reports will be submitted to NHDES to document the success of the restoration efforts.
14. The restoration areas will be closely monitored for seed predation by Canada Geese as well as encroachment by the invasive Common Reed (*Phragmites Australis*). A dense stand of Common Reed currently exists on the southwest side of the bridge. If necessary, fencing will be utilized to keep Canada Geese out of restoration areas. Further, the proper removal and disposal of Common Reed will occur if necessary.
15. If, after 5-growing seasons, a planting success rate of at least 75% is not achieved, additional plantings will occur until this planting success rate is achieved.

TFMoran, Inc.

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