



The State of New Hampshire
Department of Environmental Services



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Robert R. Scott, Commissioner

September 25, 2019

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

REQUESTED ACTION

Approve the request to transfer the permit (File #2017-02677) to "construct a tidal docking structure consisting of a 4' x 6' landing in the upland tidal buffer zone, connecting to a 4' x 15' access ramp, connecting to a 4' x 55' permanent pier with batter chains, connecting to a 3' x 40' gangway, connecting to a 6' x 30' float and 10' x 40' float in a T configuration; overall structure length seaward of highest observable tide line 140', providing three slips on 349' of frontage on the Piscataqua River." This permit was originally issued to Brian Short, and will be transferred to the new owners of the subject property, Mandy and Steve Huff. This project was previously approved by the Governor and Council on March 7, 2018, Item #46, and will not have significant impact on or adversely affect the values of Piscataqua River.

The New Hampshire Department of Environmental Services (NHDES) imposed the following conditions as part of this approval:

1. All work shall be in accordance with revised plans by TM Marine dated 11/13/2017 and plans by Jones & Beach Engineers, Inc. dated 12/6/17, as received by the NH Department of Environmental Services (NHDES) on 12/26/2017.
2. This permit shall not be effective until recorded at the Strafford County Registry of Deeds Office by the permittee. A copy of the recorded permit shall be submitted to the NHDES Wetlands Bureau prior to the commencement of construction.
3. Not less than 5 state business days prior to starting work authorized by this permit, the permittee shall notify the NHDES Wetlands Bureau Pease office and the local conservation commission in writing of the date on which work under this permit is expected to start.
4. There shall be no removal of mature trees along the shoreline of the river on this property associated with the construction of the dock.
5. This tidal docking structure consisting of a 4' x 6' landing in the upland tidal buffer zone, connecting to a 4' x 15' access ramp, connecting to a 4' x 55' permanent pier with batter chains, connecting to a 3' x 40' gangway, connecting to a 6' x 30' and 10' x 40' "T" shaped float; overall structure length seaward of highest observable tide line 140', providing three slips on 349' of frontage on the Piscataqua River, shall be the only structure on the frontage. All portions of the dock approved herein shall be at least 20 feet from abutting property lines or the imaginary extension of those lines into the water.
6. The height of the pier's decking over the surface of the tidal marsh at normal high tide shall equal the width of the decking. Decking shall have 3/4-inch spacing between the decking planks.
7. The seasonal structures, including but not limited to the gangway and floats, shall be removed during the non-boating season and stored on the existing pier or in an upland location.
8. Any future work in jurisdiction as specified in RSA 482-A on this property will require a new application and approval by the Department of Environmental Services ("DES") Wetlands Bureau.
9. No person undertaking any activity shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards in RSA 485-A and Env-Wq 1700.

10. Appropriate siltation and erosion controls shall be in place prior to construction, shall be maintained during construction, and shall remain until the area is stabilized. Temporary controls shall be removed once the area has been stabilized.
11. Construction of the dock shall occur from land, or from a barge and crane if land-based construction is not feasible, to reduce potential impacts to the salt marsh and intertidal zone.
12. Pile driving or pile removal work shall be done during low tide.
13. Pilings to be removed shall be cut level with the substrate rather than pulled, in order to limit the creation of turbidity.
14. All work shall be conducted in a manner so as to minimize turbidity and sedimentation to surface waters and wetlands.
15. All work shall be conducted in a manner that avoids excessive discharges of sediments to fish spawning areas.
16. All construction-related debris shall be properly disposed of outside of the areas subject to RSA 482-A.
17. Within three days of final grading or temporary suspension of work in an area that is 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.

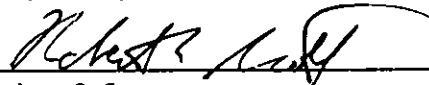
EXPLANATION

The NHDES approved this project on January 22, 2018. The NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 303.02(a), projects in sand dunes, tidal wetlands, or bogs, except for the repair of existing structures pursuant to Env-Wt 303.04(v).
2. The need for the proposed impacts has been demonstrated by the applicant per Env-Wt 302.01. There is currently no dock present on the frontage.
3. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the department's jurisdiction per Env-Wt 302.03. The dock is the minimum length necessary to provide full tide access at mean lower low water at this location, to a water depth which will prevent the float and vessel from sitting on the mud at low tide.
4. The applicant has demonstrated by plan and example that each factor listed in Env-Wt 302.04(a) and (c), Requirements for Application Evaluation, has been considered in the design of the project.
 - a. NH Natural Heritage Bureau ("NHB") has record of sensitive species occurring within the project vicinity, but NHB does not expect impacts to the species by the project.
 - b. With respect to the proposal's impact on navigation, the entire structure is located greater than 20 feet off the abutting property lines or the imaginary extensions waterward thereof. The design has been reviewed by the Pease Development Authority, Division of Ports and Harbors, who, per letter dated December 19, 2017, determined that the project would have no negative effect on navigation in the channel.
5. The Dover Newington Conservation Commission signed the application endorsing the project.
6. This dock is consistent with other tidal dock facility approvals in the seacoast.
7. NHDES staff field inspection on 1/19/2018 found that plans accurately reflect field conditions, and that the proposed design will not obstruct near-shore navigation.

Application file documents are being forwarded to the Governor and the Executive Council in connection with their consideration of this matter pursuant to RSA 482-A:3,II.(a) as it is a major project in public waters of the state.

Respectfully submitted,



Robert R. Scott
Commissioner



WETLAND AND SHORELAND REQUEST FOR PERMIT OWNERSHIP CHANGE



Water Division

Wetlands Bureau and Shoreland Program

RSA/Rule: RSA483-B, Env-Wq 1406.21
Env-Wt.502.02

www.des.nh.gov

	Administrative Use Only	Permit Number: <u>2017-02677</u> Authorized By: <u>[Signature]</u> Date: <u>10/2/19</u>
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Under Wetlands and Shoreland statutes (Env-Wt 502.02, and RSA 483-B, Env-Wq 1406.21), respectively, an applicant may request a permit ownership change if the conditions within these statutes are met.

1. PROJECT AND OWNER INFORMATION				
PROJECT ADDRESS: <u>3 WENTWORTH TERR</u>	TOWN/CITY: <u>DOVER</u>	STATE: <u>NH</u>	ZIP CODE: <u>03820</u>	
PERMIT NUMBER: <u>2017-02677</u>	MAP: <u>8</u>	LOT: <u>32</u>	BLOCK:	UNIT:
NEW PERMITEE NAME(S): (PLEASE TYPE OR PRINT LEGIBLY) <u>STEVE / MANDY HUFF</u>				
NEW PERMITEE MAILING ADDRESS: <u>3 WENTWORTH TERR</u>				
TOWN/CITY: <u>DOVER</u>	STATE: <u>NH</u>	ZIP CODE: <u>03820</u>	EMAIL: <u>STEVEANHUFF@AOL.COM</u>	
SHORELAND PERMITS ONLY: PLEASE COMPLETE CERTIFICATION STATEMENT AND ATTACH A COPY OF THE TRANSFERRED DEED <u>JEFF WARSCHAL</u> "I/we, the undersigned, certify that I am/we are the present owner(s) of the property formerly of (name of former owner) _____ and that I/we possess and have read the shoreland permit, including all plans and conditions included pursuant to Env-Wq 1406.15(c). I/we agree that I/we will abide by the previously-issued permit. I/we fully understand that the activities covered by the permit must be completed in strict accordance with the permit unless an amendment is applied for and granted. My/Our Title Reference is Book <u>8</u> Page <u>32</u> (County) <u>STRAFFORD</u> Registry of Deeds, and briefly is for land at (street address) <u>3 WENTWORTH TERR</u> in (town) <u>DOVER</u> ; New Hampshire." NEW PERMITEE SIGNATURE(S): <u>[Signature]</u>				
2. AUTHORIZED AGENT OR APPLICANT INFORMATION (IF APPLICABLE)				
AUTHORIZED AGENT / APPLICANT NAME (CIRCLE ONE): (PLEASE TYPE OR PRINT LEGIBLY)				
BUSINESS NAME:				
ADDRESS:	TOWN/CITY:	STATE:	ZIP CODE:	
EMAIL:	PHONE:	FAX:		

A NEW PERMIT WILL BE ISSUED TO THE OWNER OF RECORD AND A COPY MAILED TO THE APPLICANT AND/OR AGENT IF NOTED ON THIS FORM



WETLANDS PERMIT APPLICATION

Water Division/Wetlands Bureau

Land Resources Management



Check the status of your application: www.des.nh.gov/onestop

PERMIT PER RSA 482-A:17, WI, RSA 900

RECEIVED SEP 06 2017 Use Only NHDES LAND RESOURCES MANAGEMENT	COMPLETE SEP 08 2017 Use Only	Administrative Use Only	File No: <u>2017-02677</u>
			Check No: <u>139</u>
			Amount: <u>\$2,040.00</u>
			Initials: <u>LSL</u>

1. REVIEW TIME: Indicate your Review Time below. To determine review time, refer to Guidance Document A for instructions.

- Standard Review (Minimum, Minor or Major Impact) Expedited Review (Minimum Impact only)

2. MITIGATION REQUIREMENT
 If mitigation is required, a Mitigation Pre-Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if Mitigation is Required, please refer to the Determine if Mitigation is Required Frequently Asked Question.

Mitigation Pre-Application Meeting Date: Month: ___ Day: ___ Year: ___

- N/A - Mitigation is not required

3. PROJECT LOCATION
 Separate wetland permit applications must be submitted for each municipality that wetland impacts occur within.

ADDRESS: 3 Wentworth Terrace TOWN/CITY: Dover

TAX MAP: 8 BLOCK: _____ LOT: 32 UNIT: 1

USGS TOPO MAP WATERBODY NAME: Piscataqua River NA STREAM WATERSHED SIZE: _____ NA

LOCATION COORDINATES (If known): 43d7'24"n;70d49'45'w Latitude/Longitude

4. PROJECT DESCRIPTION
 Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT retype. See Attached. In the space provided below:

Installation of a dock.

5. SHORELINE FRONTAGE
 NA This does not have shoreline frontage. SHORELINE FRONTAGE: 360

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT

Please indicate if any of the following permit applications are required and, if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the Land Resources Management Web Page.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval Per RSA 485-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Shoreland Permit Per RSA 483-B	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:
 See the Instructions & Required Attachments document for instructions to complete a & b below.

- a. Natural Heritage Bureau File ID: NHB 17 - 2466
- b. Designated River the project is in $\frac{1}{4}$ miles of _____; and date a copy of the application was sent to the Local River Management Advisory Committee: Month: ___ Day: ___ Year: ___
- N/A

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

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
www.des.nh.gov

8. APPLICANT INFORMATION: (Desired permit holder)

LAST NAME, FIRST NAME, M.I.: **Warschauer, Jeffrey & Sharon**

TRUST / COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY

STATE:

ZIP CODE:

EMAIL or FAX:

PHONE:

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

9. PROPERTY OWNER INFORMATION: (If different than applicant)

LAST NAME, FIRST NAME, M.I.: **Same as Applicant**

TRUST / COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL or FAX:

PHONE:

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

10. AUTHORIZED AGENT INFORMATION

LAST NAME, FIRST NAME, M.I.: **Gier, Barry W.**

COMPANY NAME: **Jones & Beach Engineers**

MAILING ADDRESS: **P.O. Box 219**

TOWN/CITY: **Stratham**

STATE: **NH**

ZIP CODE: **03885**

EMAIL or FAX: **bgier@jonesandbeach.com**

PHONE: **603-772-4746**

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

11. PROPERTY OWNER SIGNATURE:

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.
8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
12. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.

Jeff Warschauer
Property Owner Signature

Barry W. Gier FOR JEFF WARSCHAUER
Print name legibly

8/30/17
Date

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

Print name legibly

Date

DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained prior to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will be reviewed in the standard review time frame.

13. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

Town/City Clerk Signature

Print name legibly

Town/City

Date

Karen S. Lavertu

Karen S. Lavertu

Dover

9/1/17

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

14. IMPACT AREA
 For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact.
 Permanent impacts that will remain after the project is complete.
 Temporary impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Scrub-shrub wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Emergent wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Wet meadow	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Intermittent stream	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Perennial Stream / River	/	/
Lake / Pond	/	/
Bank - Intermittent stream	/	/
Bank - Perennial stream / River	/	/
Bank - Lake / Pond	/	/
Tidal water	/	/
Salt marsh	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Sand dune	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Prime wetland buffer	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Previously-developed upland in TBZ	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Lake / Pond	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - River	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Docking - Tidal Water	420 <input type="checkbox"/> ATF	1,000 <input type="checkbox"/> ATF
TOTAL	420 /	1,000 /

15. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

Minimum Impact Fee: Flat fee of \$ 200

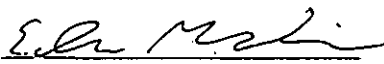
Minor or Major Impact Fee: Calculate using the below table below

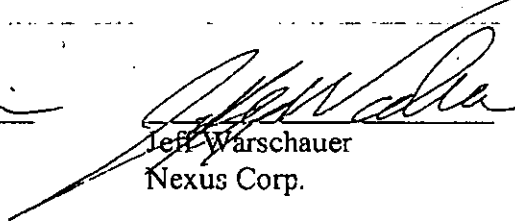
Permanent and Temporary (non-docking)	_____ sq. ft.	X \$0.20 =	\$ _____
Temporary (seasonal) docking structure:	1,000 sq. ft.	X \$1.00 =	\$ 1,000
Permanent docking structure:	420 sq. ft.	X \$2.00 =	\$ 840
Projects proposing shoreline structures (including docks) add \$200 =			\$ 200
Total =			\$ 2,040
The Application Fee is the above calculated Total or \$200, whichever is greater =			\$ 2,040

Letter of Authorization

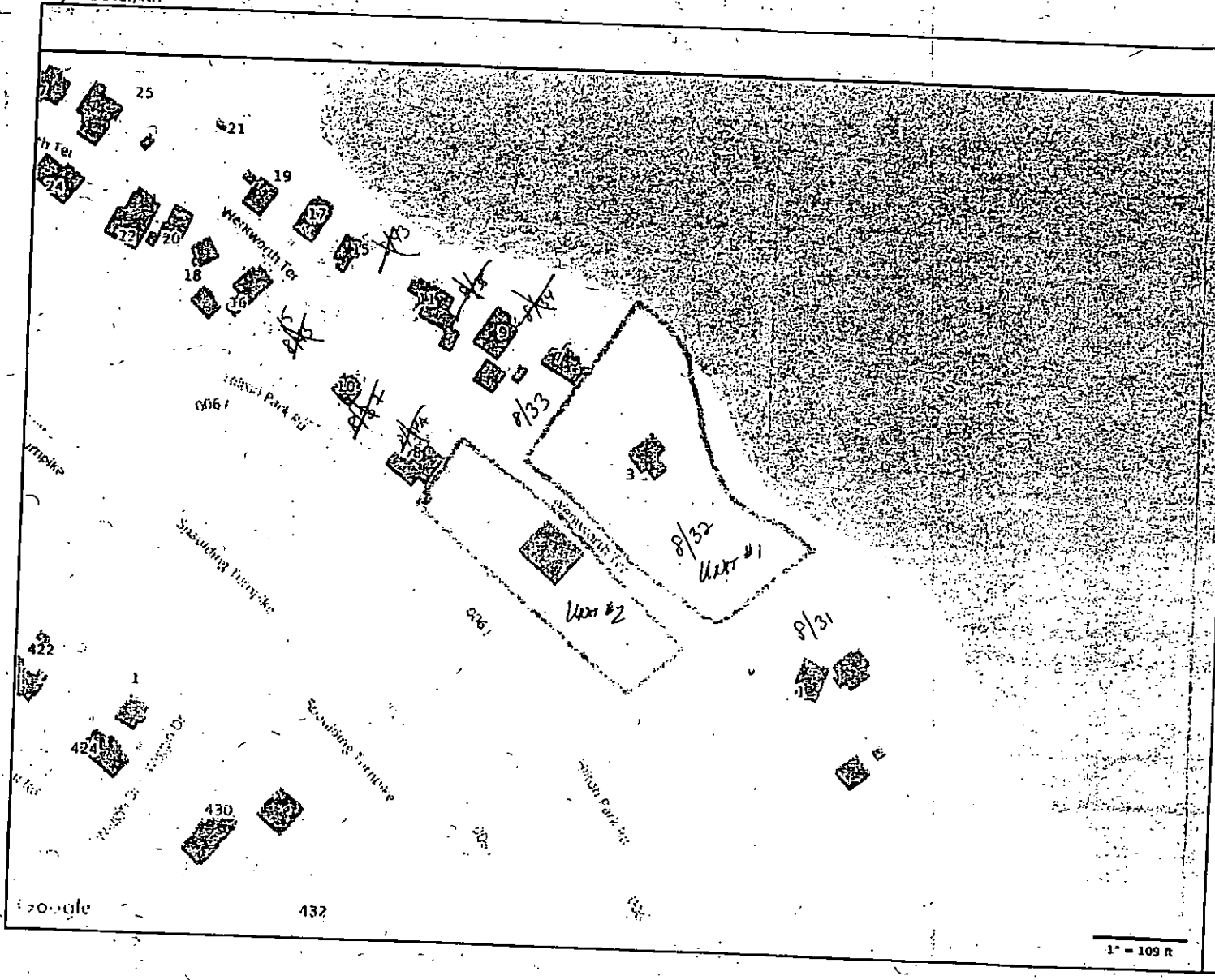
I, Jeff Warschauer, Nexus Corp. Newfields, NH 03856, developer of property located in Dover, NH, known as Tax Map 08, Lot 32, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 3 Wentworth Terrace in Dover, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.


Witness


Jeff Warschauer
Nexus Corp.

6.20.17
Date



Property Information
 Property ID 08032-000000
 Location 3 WENTWORTH TR
 Owner SHORT BRIAN D &

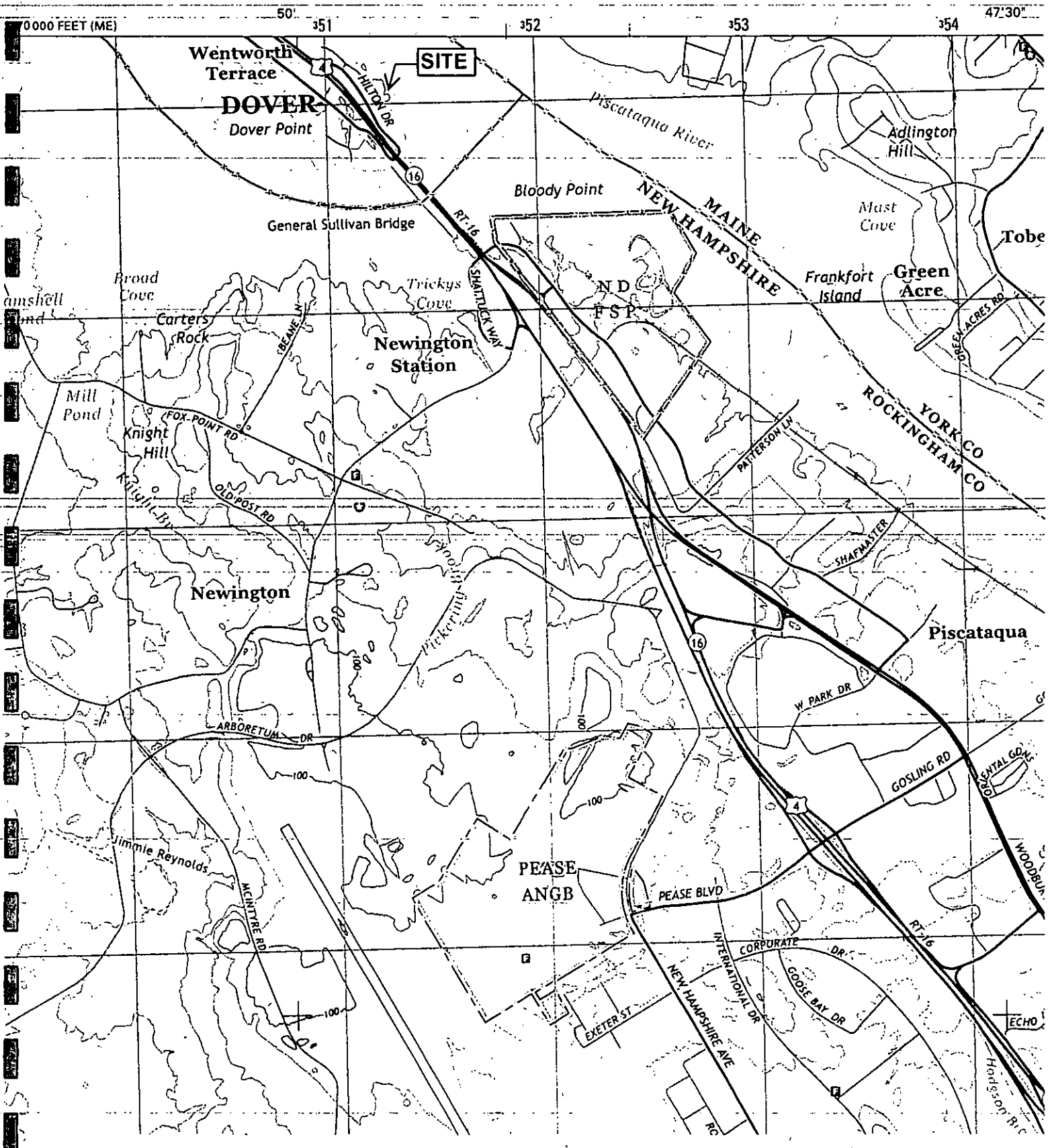


MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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

Parcels updated 6/13/2017
 Properties updated 08/08/2017

1" = 109 ft





NEW HAMPSHIRE NATURAL HERITAGE BUREAU
NHB DATACHECK RESULTS LETTER

To: Barry Gier
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885

From: NH Natural Heritage Bureau

Date: 8/14/2017 (valid for one year from this date)

Re: Review by NH Natural Heritage Bureau of request submitted 8/7/2017.

NHB File ID: NHB17-2466

Applicant: Jeffrey Warschauer

Location: Dover

Tax Maps: Tax Map 8 / Lot 32

Project

Description: Installation of a dock on the Piscataqua River

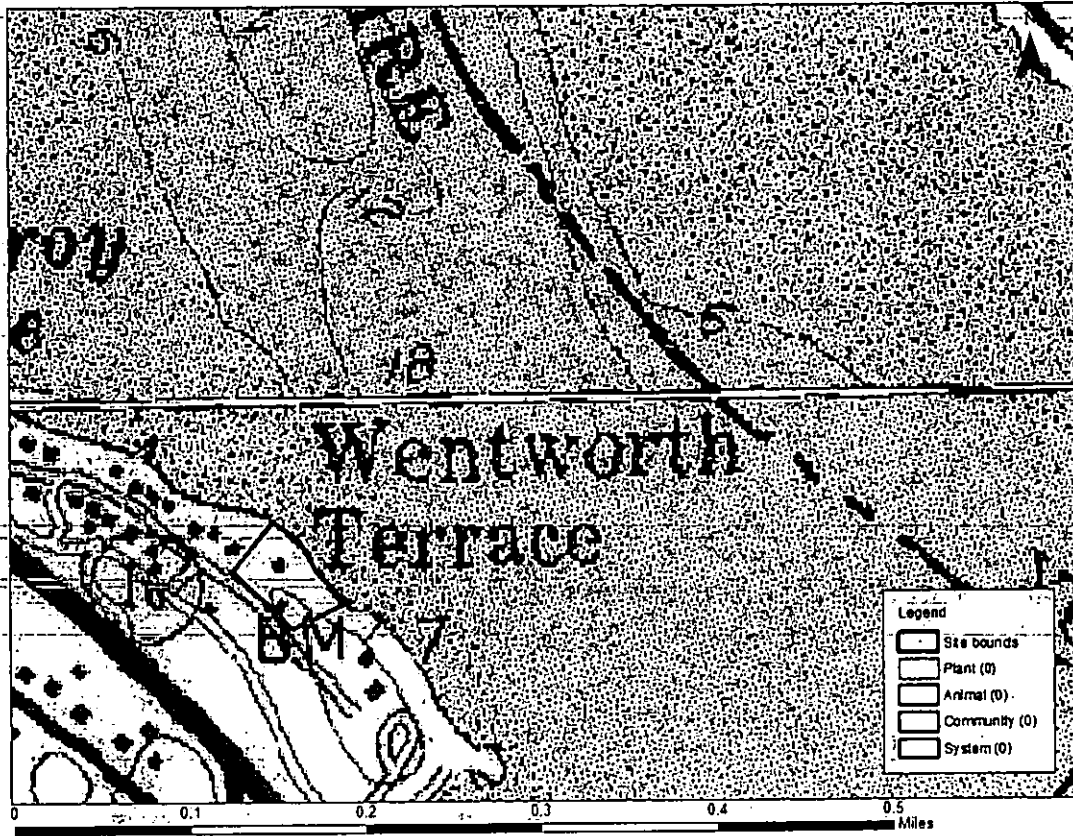
The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 8/7/2017, and cannot be used for any other project.



MAP OF PROJECT BOUNDARIES FOR: NHB17-2466

NHB17-2466



ABUTTERS LIST (200 FT)
FOR
3 WENTWORTH TERRACE, DOVER, NH
JBE PROJECT No. 17143
AUGUST 9, 2017

OWNER OF RECORD/ APPLICANT:

TAX MAP 8/ LOT 32-1 (3 WENTWORTH TERRACE, UNIT 1)
JEFFREY & SHARON WARSHAUER

ABUTTERS:

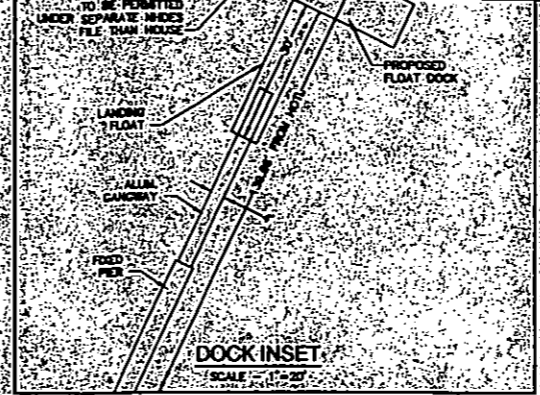
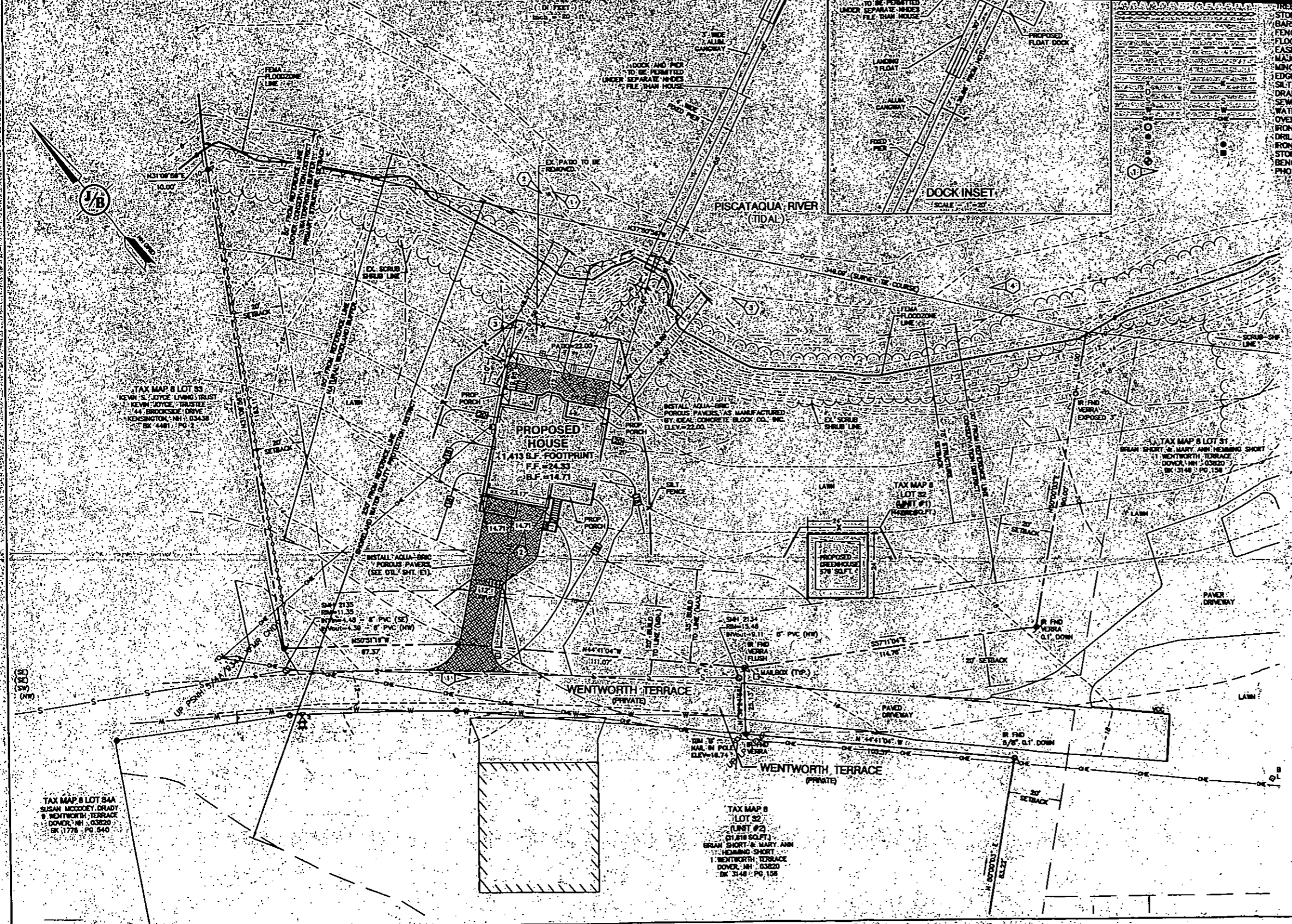
8/31
8/32-2 (3 WENTWORTH TERRACE, UNIT 2)
BRIAN D. SHORT
MARY ANN HEMMING SHORT

8/33 (7 WENTWORTH TERRACE)
KEVIN S. JOYCE LIVING TRUST &
MARTIN ALINTUCK TRUST

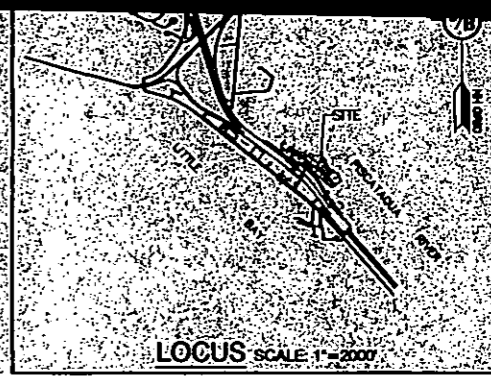
8/34A (8 WENTWORTH TERRACE)
SUSAN A. DRADY MCCOOEY

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: BARRY GIER
PO BOX 219
STRATHAM, NH 03885



- STONE WALL
- BARBED WIRE FENCE
- FLOOD PLAIN LINE
- EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- EDGE OF PAVEMENT
- SILT FENCE
- DRAINAGE LINE
- SEWER LINE
- WATER LINE
- OVERHEAD ELECTRIC
- IRON PIPE/IRON ROD
- DRILL HOLE
- IRON ROD/DRILL HOLE
- STONE/GRANITE BOUND BENCHMARK (TBM)
- PHOTO LOCATION

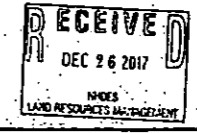


- SITE NOTES:**
1. THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED CONSTRUCTION OF A NEW HOME ON EXISTING LOT OF RECORD CITY OF DOVER TAX MAP 8, LOT 32 - UNIT #1.
 2. ZONING (DISTRICT R-20)
 - LOT AREA - 77,000 SQ. FT. (MINIMUM FRONT YARD RESIDENTIAL OVERLAY)
 - LOT FRONTAGE - 112.00 FT.
 - BUILD TO LINE - 20' MIN. 35' MAX.
 - BUILDING SETBACKS (MINIMUM)
 - SIDE SETBACK - 20'
 - REAR SETBACK - 30'
 - WETLAND SETBACK - 50'
 - MAX. BUILDING HEIGHT - 35'
 - MAX. LOT COVERAGE - 50%
 - PROP. LOT COVERAGE - 65%
 3. STATE PERMITS:
 - SHORES (SHORELAND PERMIT NO. 2017-02823, DATED 09/28/2017)
 - WETLANDS (WETLANDS PERMIT NO. 2017-02848, DATED 10/25/2017)
 4. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM THE PLAN SET. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY UNFORSEEN CONDITIONS, SUBSISTANCE OR OTHERWISE FOR EVALUATION AND REMEDIATION. ANY CONTRACTOR DISCREPANCY BETWEEN ITEMS ON THIS PLAN/PLAN SET OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT US PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
 5. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS AND MEET STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 6. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE 4E DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEAT) OF FLOOD INSURANCE RATE MAP NO. 330700400E WITH EFFECTIVE DATE OF SEPTEMBER 30, 2015. FOR COMMUNITY PANEL NO. 405 OF 405 IN STRAFFORD COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
 7. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CORRECTED PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY UNLESS OTHERWISE NOTED.
 8. SITE INFORMATION:
 - PROPOSED DISTURBANCE WITHIN CONSERVATION DISTRICT - 4,730 SQ. FT.
 - EXISTING IMPERVIOUS (UNIT #1) - 3,336 SQ. FT.
 - PROPOSED IMPERVIOUS (UNIT #1) - 3,428 SQ. FT.
 - EXISTING IMPERVIOUS WITHIN CONSERVATION DISTRICT (UNIT #1) - 3,037 SQ. FT.
 - PROPOSED IMPERVIOUS WITHIN CONSERVATION DISTRICT (UNIT #1) - 2,407 SQ. FT.
 9. LOT TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
 10. THE LIMITS OF CONSTRUCTION DISTURBANCE THAT ARE LOCATED IN OR WITHIN THE 50' CONSERVATION AND WETLAND DISTRICTS SHALL BE STAKED, FLAGGED, AND CLEARLY IDENTIFIED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
 11. LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE AND APPROVED CONSTRUCTION SHALL BE IN PLACE PRIOR TO ANY EARTH DISTURBING ACTIVITY.
 12. A VARIANCE WAS GRANTED BY THE DOVER ZONING BOARD OF ADJUSTMENTS ON 10/19/17 TO SECTION 170-12.8 OF THE DOVER ZONING ORDINANCE TO ALLOW A FRONT SETBACK OF APPROXIMATELY 48.77' WHERE A BUILD TO LINE OF 20' MIN. AND 35' MAX. IS REQUIRED.

PROJECT PARCEL
TOWN OF DOVER
TAX MAP 8, LOT 32

APPLICANT/OWNER
JEFFREY AND SHARON WARSCHUER
34 HEATH DRIVE
NEWFELDS, NH 03858
BK 4486, PG 758

TOTAL LOT AREA
77,000 ± SQ. FT.
1.77 ± ACRES



DOVER PLANNING FILE NO.: P17-87

Design: BWG	Draft: BWG	Date: 07/31/17
Checked: BWG	Scale: 1"=20'	Project No.: 17143
Drawing Name: 17143-DESIGL.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE).		

2	12/8/17	REVISED PER CONDITIONS OF APPROVAL	BWG
1	08/22/17	REVISED PER CONSERVATION COMMISSION COMMENTS	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4748 FAX: 603-772-0227

Plan Name: **SITE PLAN - CONCEPT #2**

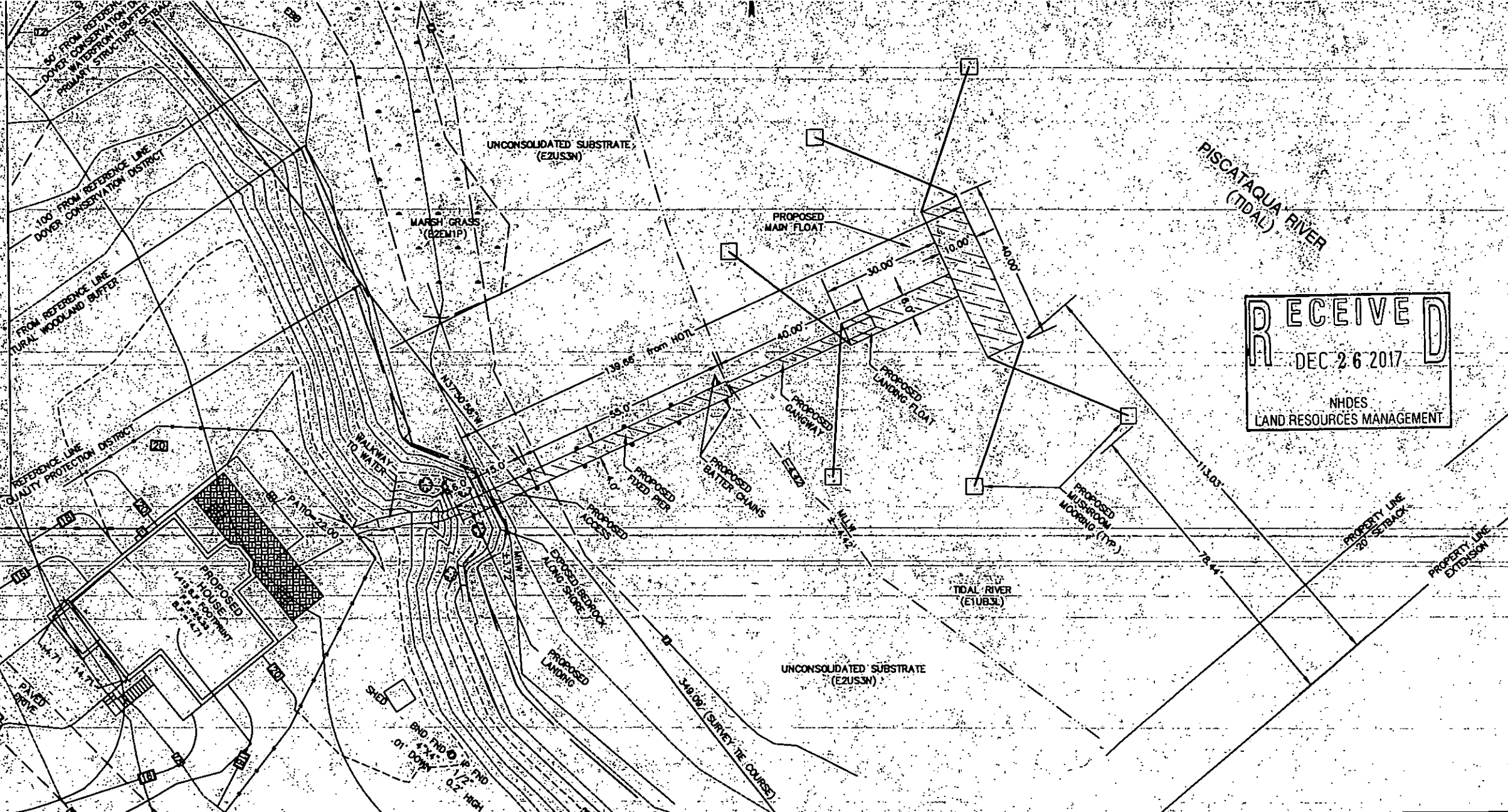
Project: **TAX MAP 8, LOT 32
3 WENTWORTH TERRACE, DOVER, NH**

JEFFREY & SHARON WARSCHUER

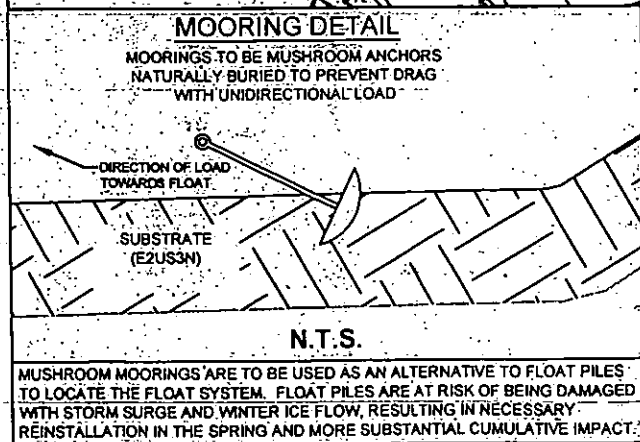
DRAWING No. **C2**

SHEET 5 OF 4

1. Seasonal components will be removed from the waterway for a minimum of 5 months of the year.
2. This plan does not represent a boundary survey. I am not a licensed land surveyor. Boundary information from site survey conducted by Jones & Beach Engineers, Inc.
3. Field locations and wetland topography by Jones & Beach Engineers, Inc. Topography based on conversion to NAVD83 datum.
4. HOTL delineated in accordance with the 1987 Corps of Engineers Wetlands Delineation Manual, as required by DES Wetlands Bureau.
5. MLLW was extrapolated from observed +0.9 low on 8/5/17.
6. Total proposed impact areas: 1000 ft².
 - 6.1 Seasonal - 1700 ft²
 - 6.2 Permanent - 1304 ft²
7. Construction Overview
 - 7.1 Ten (10) piles will be installed in unconsolidated substrate (E2US3N) for fixed pier support.
 - 7.1.1 All piles will be installed at low tide to minimize turbidity.
 - 7.2 Batter chains will be installed on the seaward bent to protect against seasonal ice and storm damage.
 - 7.2.1 Batter chains will be secured with helical anchors.
 - 7.3 Piling will have cross bracing and chain tie-downs where applicable.
 - 7.4 The fixed pier will consist of a 4' X 6' landing with a 4' X 15' access leading to a 4' X 55' pile supported fixed structure.
 - 7.5 The gangway will be a 3' X 40' aluminum gangway to allow access to the float system.
 - 7.6 The float system consists of a 6' X 30' landing float for extension into usable water depths.
 - 7.6.1 Landing float will provide adequate water depth for the float system so float stops will not be necessary.
 - 7.7 The main float will be a 10' X 40' seasonal float providing two (2) slips for recreational use on the Piscataqua River at all tides.



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 DEC 26 2017
 NHDES
 LAND RESOURCES MANAGEMENT



LEGEND:

CONTOUR:	
HOTL:	
NEW:	
MSL:	
MLLW:	
WETLAND SYMBOL:	
SHRUB:	
EXISTING STRUCTURE:	
EXISTING PAVEMENT:	
PROPOSED PIER REPLACEMENT:	
PROPOSED PIER PILING:	
MUSHROOM ANCHOR (MOORING):	

Locus Map (N.T.S.)

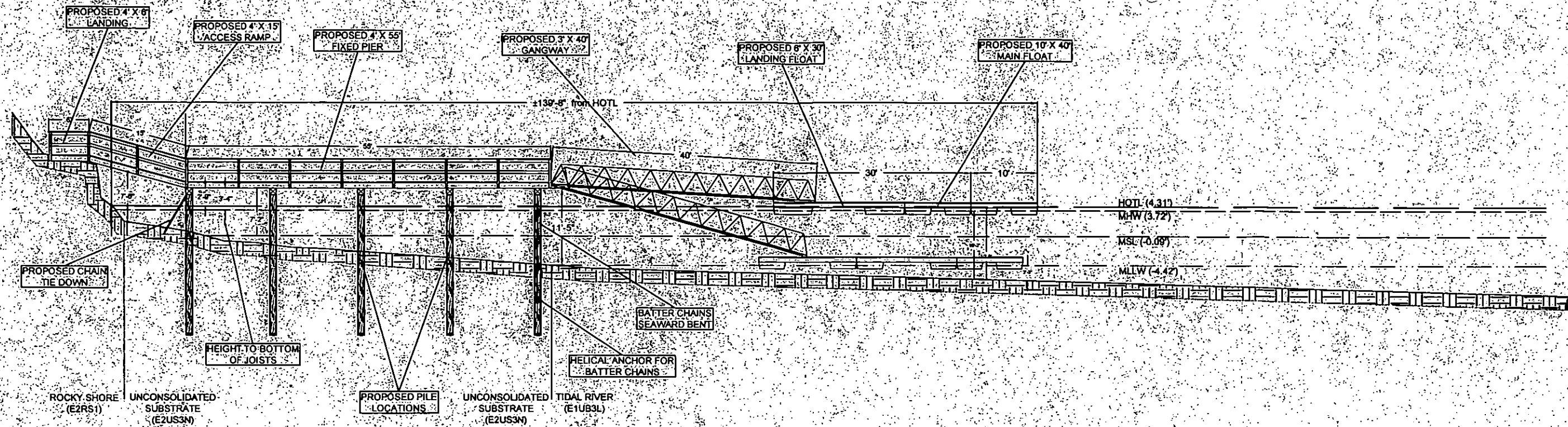
WETLANDS BUREAU APPLICATION PLAN

PREPARED FOR: Brian Short
3 Wentworth Terrace
Dover, NH 03820

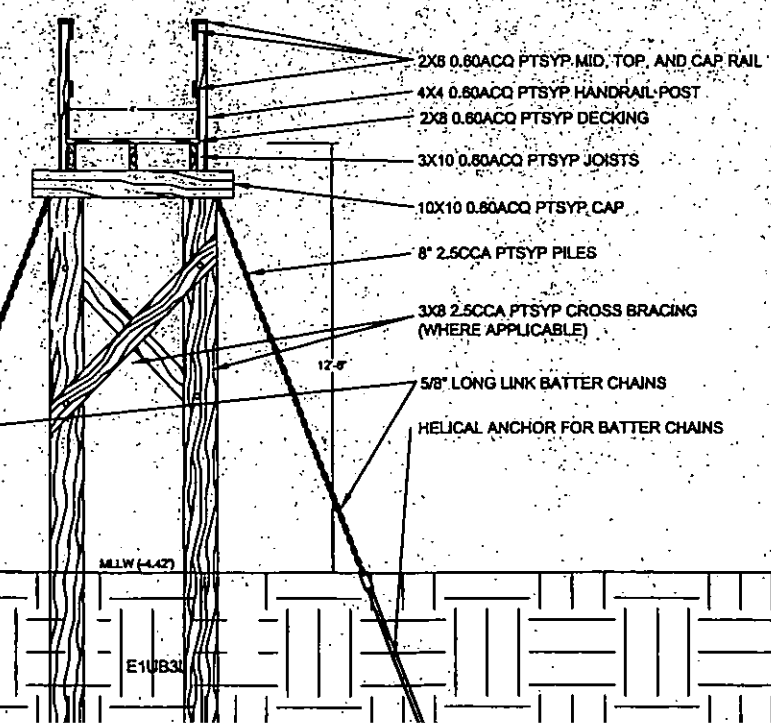
AGENT: TM MARINE CONSTRUCTION

JAMES OLCOTT
 480 NEWINGTON RD
 NEWINGTON, NH 03801
 845-729-2449
 JOLC89@GMAIL.COM

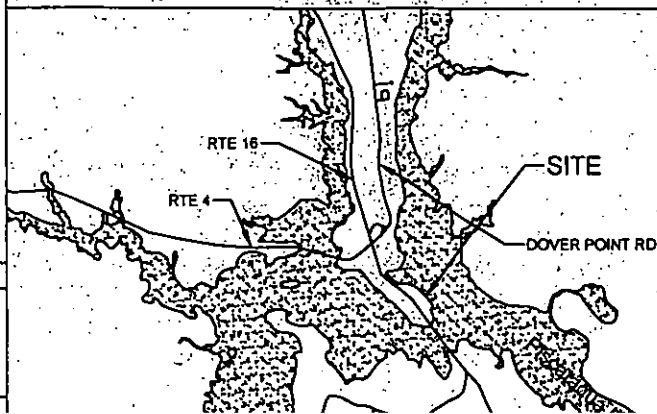
DATE	Revision/Amendment Description	BY
11/13/17	RFMI Amendments and Notes	JO
12/15/17	Batter Revision	JO



PIER CROSS SECTION AT BATTER SET
(N.T.S.)



Locus Map (N.T.S.)



LEGEND:

- HOTL: _____
- MHW: _____
- MSL: _____
- MLLW: _____
- SUBSTRATE:
- WETLANDS TYPE DIVIDER:
- PROPOSED PILINGS:
- HELICAL ANCHOR:

WETLANDS BUREAU APPLICATION ELEVATION

PREPARED FOR: Brian Short
3 Wentworth Terrace
Dover, NH 03820

AGENT: TM MARINE CONSTRUCTION

JAMES OLCOTT
480 NEWINGTON RD
NEWINGTON, NH 03801
845-729-2449
JOLC89@GMAIL.COM

DATE	Revision/Amendment Description	BY
11/13/17	RFMI Amendments and Notes	JO
12/15/17	Batter Details	JO