Description of Site and Proposed Construction

This application proposes an amended wetland conditional use permit for current phases of the previously-reviewed nature playground and trails at Dondero School, and in the City-owned forested wetlands directly adjacent to the school grounds. Previous approvals for play equipment and earthen mounds are noted on plans. The current application is for the construction of additional elements of the plan, including 1) a performance area with stage and benches in the wetland buffer; and 2) an accessible recreation access route/boardwalk to be constructed on proposed trails within the forested wetland. The addition of these two elements further completes the Nature Playground Master Plan for the site by providing additional diverse and accessible program areas for the enjoyment of the school grounds and adjacent woods.

Proposed stage is a wood framed structure with a metal roof, approximately 18" above finish grade. An accessible ramp is provided at the back of the structure, under which a gravel drip line is provided to handle runoff from the structure roof.

Proposed boardwalk is constructed with minimally-invasive methods, including metal pipe structure installed with auger feet and open wood decking, allowing rain to filter through the structure. The boardwalk path will be created without unnecessary clearing, cutting maximum 5" caliper trees only where necessary, and removing dead material, unsafe conditions, and invasive species as required.

Total Area of Inland Wetland (both on and off the parcel) (Sq.Ft.) 958320
Distance of proposed structure or activity to edge of wetland (ft.); 35
Wetland Buffer Total Area on Lot (Sq.Ft.)187308
Wetland Buffer Area to be Disturbed (Sq.Ft.) 309
Inland Wetland Total Area on Lot (Sq.Ft.) 413820
Inland Wetland Area to be Disturbed (Sq.Ft.) 0
AREAS INCLUDED IN AMENDMENT; ALL OTHER AREAS PREVIOUSLY APPROVED

BOARDWALK AREA, SEE DWG 3

STAGE, SEE DWG 2

BENCHES & NEW TREE GROVE

TRAILHEAD PLATFORM

RESTING AREAS @ APPROX 50' INTERVALS

RESTING AREAS @ APPROX 50' INTERVALS

BENCHES & NEW TREE GROVE

Original Site Plan Design by: terra firma
Dondero Elementary School
Nature Playground Master Plan

Site Plan Review
3/27/2019

Submitted by:
Dondero PTA

Owner:
City of Portsmouth
Portsmouth School Department

Original Site Plan Design by:

Roof:
- Standing seam metal roofing
- Rough sawn boards
- 2x3 framing
- 2x10 beams
- 2x12 beams
- 8" post

Enclosure panels:
- Wood boards on 2x4 frame

Floor:
- 6" wood decking with max. ½" gaps
- 2x8 framing

Stage detail:
- 4'x 4' concrete pad at bottom of ramp
- Ramp with wheel stops, gravel drip edge underneath at roof overhang
- 8" sonotube footing
RAIL DETAIL (WHERE REQUIRED)

RAILS, AT Locations >30" ABOVE GROUND AND AS DESIRED:
- 1-5/8" METAL PIPE DOCK SYSTEM, TOMMY DOCKS OR SIMILAR, INSTALLED WITH AUGER FOOT TO MINIMUM 24" EMBEDMENT IN EARTH
- BRACKETS TO WOOD RAILINGS OF PRESSURE TREATED DIMENSIONAL LUMBER

DECK:
- 6" BOARDS, MAXIMUM 1/2" GAPS; 5" WIDE
- 2x10 FRAMING
- 4x6 BEAMS, BRACKET TO PIPE
- 1-5/8" METAL PIPE DOCK SYSTEM (SEE RAIL NOTE ABOVE)
- 2x2 WHEEL STOPS WITH DRAINAGE GAPS, TYP ALL FLOORS

RESTING AREA DETAIL

RESTING AREA WITH BENCH, APPROXIMATELY 50' INTERVALS ALONG BOARDWALK

TRAILHEAD PLATFORM & TYPICAL BOARDWALK

8'
16'
5'-6" TYPICAL