



**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS  
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

8 April 2019

Dexter Legg, Chair  
City of Portsmouth Planning Board  
1 Junkins Avenue  
Portsmouth, NH 03801

**Re: City of Portsmouth Application for Conditional Use Permit  
Tax Map 109, Lot 2  
43 Whidden Street  
Portsmouth, New Hampshire**

Dear Mr. Legg:

This letter transmits a revised NH DES Permit Plan submitted in support of a City of Portsmouth Conditional Use Permit Application request on the above referenced property.

In discussion with the property owners and the Department of Public Works, the plan was revised to depict an underdrain that would collect subsurface drainage flowing in the direction of 53 Whidden Street (Meyerkopf), and re-direct it away from the Meyerkopf residence. This underdrain is designed to connect to a future city drain pipe based on the current plans for Whidden Street improvements.

The revision does increase the area of disturbance in the 100' City of Portsmouth Wetland Buffer from 196 sq. ft. to 431 sq. ft.

Additionally, at the Conservation Commission meeting on March 13, 2019, the Commission recommended that the porous paver driveway surface not be sanded as part of winter maintenance. The Stormwater Inspection & Maintenance Plan has been revised to reflect this recommendation and is also attached for your use.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,

Steven D. Riker  
NH Certified Wetland Scientist/Environmental Permitting Specialist  
Ambit Engineering, Inc.

Cc: Thomas L. & Anne P. Taylor-Owners



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200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

25 February 2019

Dexter Legg, Chair  
City of Portsmouth Planning Board  
1 Junkins Avenue  
Portsmouth, NH 03801

**Re: City of Portsmouth Application for Conditional Use Permit  
Tax Map 109, Lot 2  
43 Whidden Street  
Portsmouth, New Hampshire**

Dear Mr. Legg:

This letter transmits a City of Portsmouth Conditional Use Permit Application request to permit a total of 196 square feet of disturbance within the 100' City of Portsmouth Wetland Buffer for the construction of a pervious paver driveway.

The property currently contains a single family residential structure, a storage shed, and a pervious paver patio.

Attached to this application please find an Inspection & Maintenance Plan for the proposed stormwater structure, and a plan set depicting existing and proposed conditions.

According to the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, the proposal shall comply with the following criteria:

**1. The land is reasonably suited to the use, activity or alteration.**

The proposal is to construct a pervious paver driveway on the lot, partially located within the 100' City of Portsmouth Wetland Buffer. Given the configuration of the lot, and the adjacent wetland resource (located off the lot), and the area where the driveway is proposed consists of maintained lawn, the land is reasonably suited to the use, activity, or alteration. The owners currently use the area as a driveway and for parking of their vehicles, however this area does not contain a proper driveway surface. In October 2016 the City of Portsmouth approved a driveway permit application for the proposed location.

**2. There is no alternative location outside of the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.**

The proposal greatly utilizes areas outside of 100' City of Portsmouth Wetland Buffer for the driveway. There is no location entirely outside the buffer area that is feasible for the proposed driveway.

**3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.**

The proposal will not impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed pervious paver driveway will improve stormwater treatment and infiltration on site, a function that does not currently exist. The project maintains the existing impervious surface on the lot (43.8%). Given the maintenance of impervious surface coverage on the lot, the addition of the stormwater treatment value associated with the pervious paver driveway, it is our belief that the above project will improve water quality leaving the site, and therefore will have no adverse impact on the wetland functional values and the surrounding properties.

**4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.**

The areas within the 100' City of Portsmouth Wetland Buffer that are proposed to be impacted would be characterized as maintained lawn. The project does not propose to alter any natural vegetative state or managed woodland.

**5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.**

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property. The proposal includes locating a majority of the pervious paver driveway outside of the wetland buffer.

The project maintains the amount of impervious surface on the lot, and the driveway includes stormwater treatment value in the post-construction condition, a function that does not currently exist, resulting in the least impacting alternative while allowing reasonable use of the property.

**6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.**

The project proposes no alterations within the vegetated buffer strip as the vegetated buffer strip does not occur on the subject lot.

Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



Steven D. Riker  
NH Certified Wetland Scientist/Environmental Permitting Specialist  
Ambit Engineering, Inc.

Cc: Thomas L. & Anne P. Taylor-Owners

25 February, 2019

**To Whom It May Concern**

**RE: New Hampshire Department of Environmental Services Application and City of Portsmouth Conditional Use Permit Application for residential site improvements for Thomas L. & Ann P. Taylor, 43 Whidden Street, Portsmouth, NH.**

This letter is to inform the New Hampshire Department of Environmental Services and the City of Portsmouth, in accordance with State Law that Ambit Engineering, Inc. is authorized to obtain approvals in regards to the above referenced property.

Please feel free to call me if there is any question regarding this authorization.

Sincerely,

A handwritten signature in black ink, appearing to read "A P Taylor", written in a cursive style.

Thomas L. & Ann P. Taylor  
43 Whidden Street  
Portsmouth, NH 03801

# **STORMWATER MANAGEMENT INSPECTION & MAINTENANCE PLAN**

*FOR*

**Thomas L. & Anne P. Taylor  
PROPERTY LOCATED AT  
43 Whidden Street, Portsmouth, NH  
April 8, 2019**

## **Introduction**

The intent of this plan is to provide Thomas L. Anne P. Taylor, owners of property located at 43 Whidden Street, Portsmouth, NH, with a list of procedures that cover the inspection and maintenance requirements of the pervious paver driveway to be constructed on the site.

The following inspection and maintenance program is necessary to keep the pervious paver driveway functioning properly. These measures will also help minimize potential environmental impacts. By following the enclosed procedures, Thomas L. Anne P. Taylor will be able to maintain the functional design of the pervious paver driveway and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff.

## **Stormwater Management System Components**

The Stormwater Management System design component includes the pervious paver driveway.

Since a portion of the construction is within the City of Portsmouth's 100 foot wetland buffer, the proposed pervious paver driveway will provide stormwater treatment for runoff on the site.

The Pervious Paver Driveway will capture runoff and provide percolation into the soil which will improve stormwater quality leaving the site and entering the adjacent wetland resource.

## **Inspection & Maintenance Checklist/Log**

The following pages contain maintenance specifications, a Stormwater Management System Inspection & Maintenance Checklist, and a blank copy of the Stormwater Management System Inspection & Maintenance Log. The forms are provided to Thomas L. Anne P. Taylor, and should be transferred to future homeowners and will serve as a guideline for performing the inspection

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and maintenance of the Stormwater Management System. This is a guideline and should be periodically reviewed for conformance with current practice and standards.

### **Pervious Paver Driveway Design**

The intent of the pervious paver surface is to provide for storage and percolation of the stormwater that falls upon the driveway surface. The base (gravel, 15” depth) allows the stormwater to move through the pavement section where it is stored as it percolates into the surrounding subsoil.

### **Porous Pavement Maintenance**

In order to keep the pervious pavers functioning properly, it is important to keep the surface porous and unplugged by debris. After acceptance of the pervious pavers, perform the following inspections on a semi-annual basis:

Monitor for excessive or concentrated accumulations of debris, or excessive erosion. Remove debris as required.

Replace joint filler between pavers as needed. Ponding of water would indicate a buildup of organic material or debris within the paver joints, and the joint filler should be removed and replaced.

The porous paver surface shall not be sanded as part of winter maintenance.

Repair any damages to original condition.

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*Stormwater Management System*

Thomas L. Anne P. Taylor

**Inspection & Maintenance Checklist**

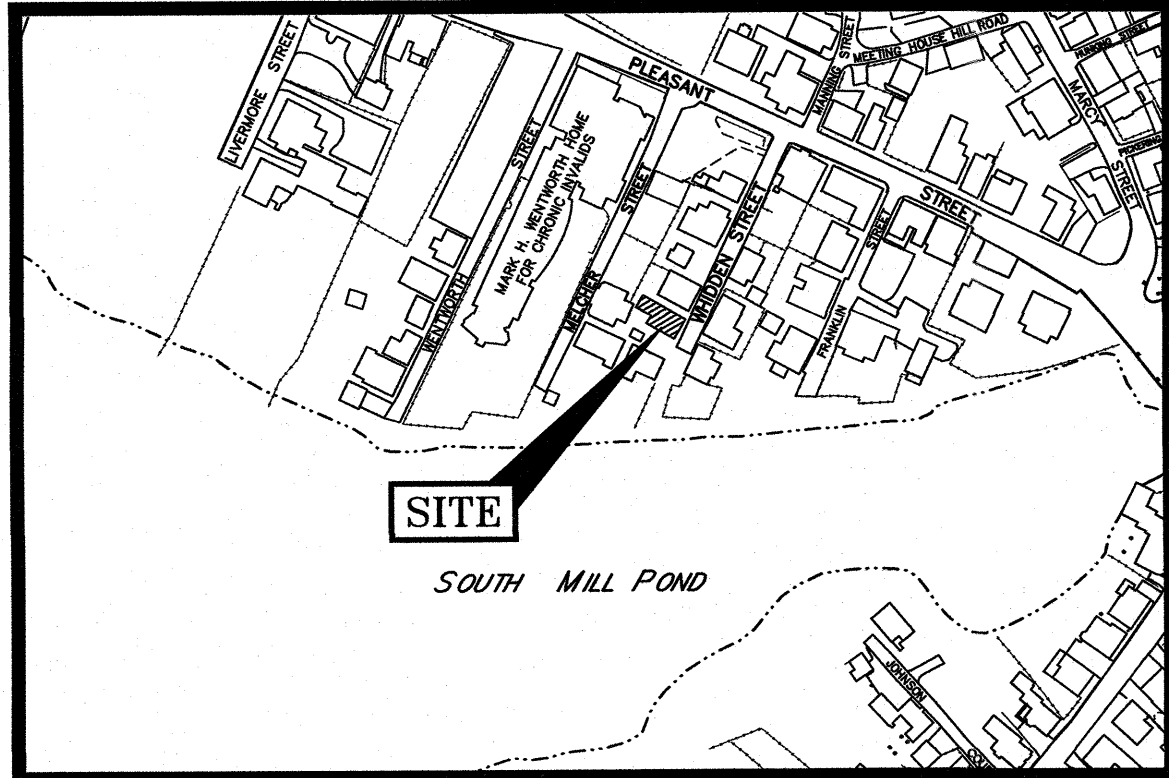
<b>BMP/System Component</b>	<b>Minimum Inspection Frequency</b>	<b>Minimum Inspection Requirements</b>	<b>Maintenance/Cleanout Threshold</b>
Porous Pavement	Semi-Annual	Inspect for debris or sediment accumulation Inspect for damage to original condition	Replace joint filler as needed Repair surface as needed

*Stormwater Management System*

Thomas L. Anne P. Taylor

<b>BMP/System Component</b>	<b>Date Inspected</b>	<b>Inspector</b>	<b>Cleaning/Repair Needed (List Items/Comments)</b>	<b>Date of Cleaning/Repair</b>	<b>Performed By</b>





LOCATION MAP

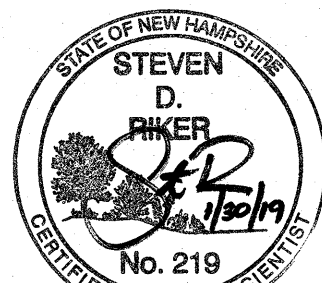
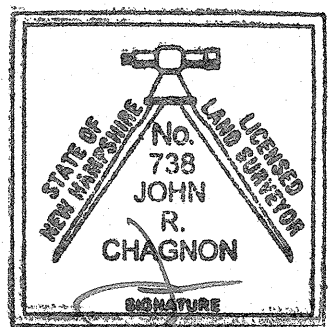
SCALE: 1" = 200'

LEGEND:

- N/F NOW OR FORMERLY  
RP RECORD OF PROBATE  
RCRD ROCKINGHAM COUNTY  
RR SPK RAILROAD SPIKE  
MAP 11/LOT 21  
IRON ROD FOUND  
IRON PIPE FOUND  
IRON ROD SET  
DRILL HOLE FOUND  
DRILL HOLE SET  
NHDOT BOUND FOUND  
TOWN BOUND  
BOUND WITH DRILL HOLE  
STONE BOUND WITH DRILL HOLE  
LEDGE PROBE LOCATION AND NUMBER  
SPOT ELEVATION

PLAN REFERENCES:

- 1) PLAN OF LOT IN PORTSMOUTH, N.H., SOLD BY GARDNER J. GREENLEAF TO PHILLIP GULKO, AUG. 7, 1913, BY WM. A GROVER CIVIL ENGINEER. RCRD PLAN 00488.  
2) PLAN OF LOT FOR RICHARD N. KRIEPS, PORTSMOUTH, N.H., DEC. 3, 1980, SCALE: 1 IN. = 20 FT BY EMERY ENGINEERING. RCRD BK. 2381 PG. 1174.  
3) STANDARD PROPERTY SURVEY, PLAN OF LAND FOR LAND OWNED BY SUSAN M. SAVORY KNOWN AS TAX MAP 109 LOT 3. LOCATED AT 37 WHIDDEN STREET, PORTSMOUTH, N.H. ROCKINGHAM COUNTY, DATED: MAR 2004, SCALE: 1" = 6', BY KNIGHT HILL LAND SURVEYING SERVICES, INC. RCRD PLAN 31779.  
4) ALTA/ACSM LAND TITLE SURVEY, MELCHER STREET & WENTWORTH STREET, PORTSMOUTH, N.H. ASSESSOR'S PARCEL NO.109-006,007,008,009, 014,016. FOR THE MARK H. WENTWORTH HOME FOR CHRONIC INVALIDS. DATED 11-07-2006, SCALE: 1" = 20', BY JAMES VERRA AND ASSOCIATES. RCRD PLAN D-34359.  
5) EASEMENT PLAN TAX MAP 109 LOTS 2 & 3 ON LAND OF MAHANNA PROPERTIES, LLC TO BENEFIT JOHN F. GREEN AND ALISON L. ZAEDER, 37 & 43 WHIDDEN STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED 2/26/16, SCALE: 1" = 10', PREPARED BY AMBIT ENGINEERING, INC. RCRD PLAN# D-39341

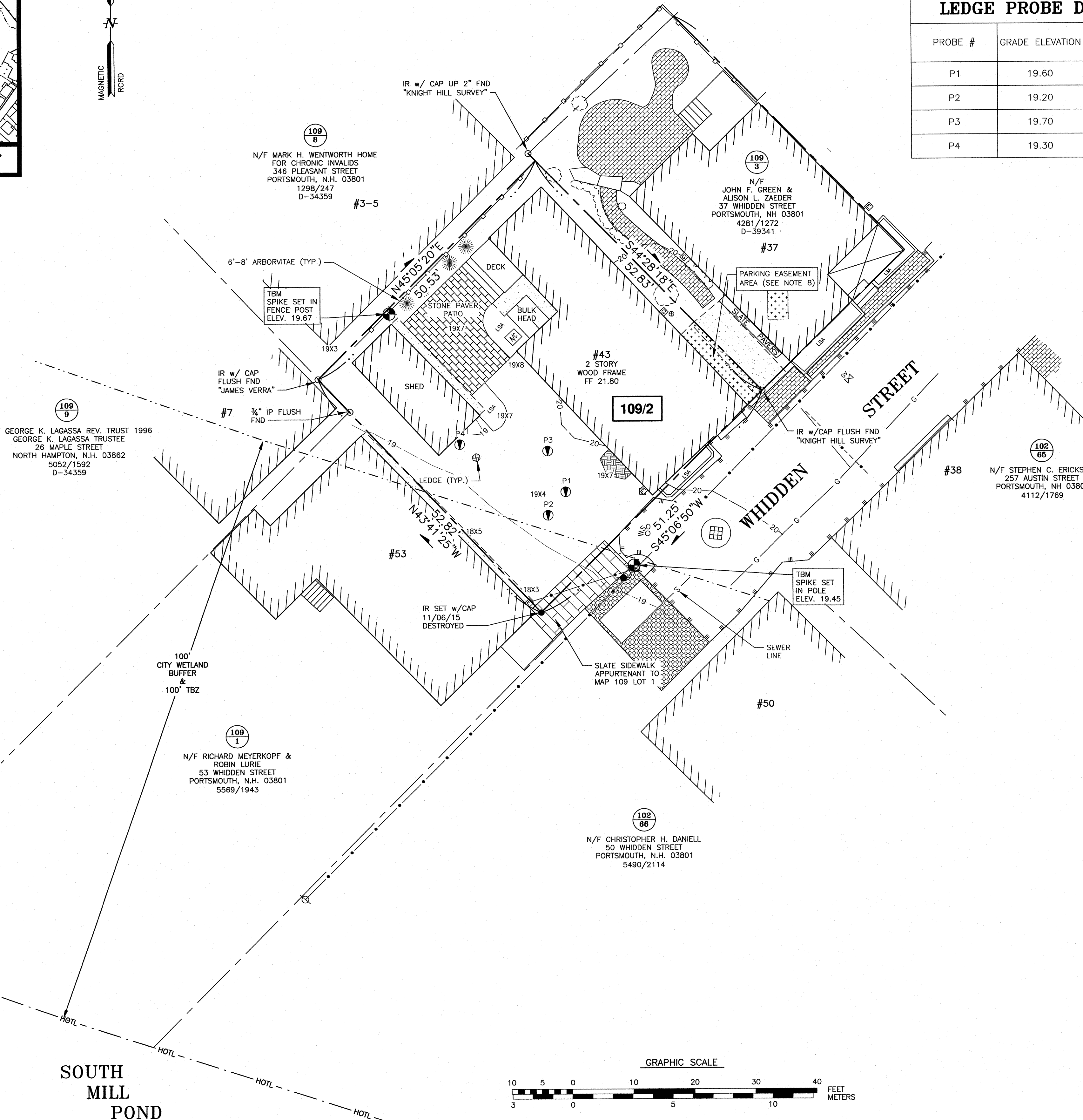


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS

DATE

1-21-19



LEDGE PROBE DEPTHS		
PROBE #	GRADE ELEVATION	DEPTH TO LEDGE (IN INCHES)
P1	19.60	35"
P2	19.20	38"
P3	19.70	42"
P4	19.30	9"



AMBIT ENGINEERING, INC.  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 109 AS LOT 2.  
2) OWNERS OF RECORD:  
THOMAS L. TAYLOR &  
ANN P. TAYLOR  
22 HERRICK PLACE  
WILBRAHAM, MA 01095  
5825/2655  
D-39341  
3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE 5/17/2005.  
4) EXISTING LOT AREAS:  
2,688 S.F.  
0.0617 ACRES  
5) PARCEL IS LOCATED IN GENERAL RESIDENCE B DISTRICT (GRB) AND THE HISTORIC DISTRICT A (HDA) OVERLAY.  
6) DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA: 5,000 SF  
FRONTAGE: 80'  
SETBACKS:  
FRONT: 5'  
SIDE: 10'  
REAR: 25'  
MAXIMUM STRUCTURE HEIGHT: 35'  
MAXIMUM BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 25%  
7) VERTICAL DATUM IS NAVD88 MEAN SEA LEVEL. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ± 0.2'  
8) SUBJECT PARCEL IS BURDENED BY A PARKING EASEMENT APPURTENANT TO ASSESSOR'S MAP 109 LOT 3, AS SHOWN HEREON AND DESCRIBED IN RCRD 5696/837  
9) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF ASSESSOR'S MAP 109 LOT 2 IN THE CITY OF PORTSMOUTH.

TAYLOR RESIDENCE  
43 WHIDDEN STREET  
PORTSMOUTH, N.H.

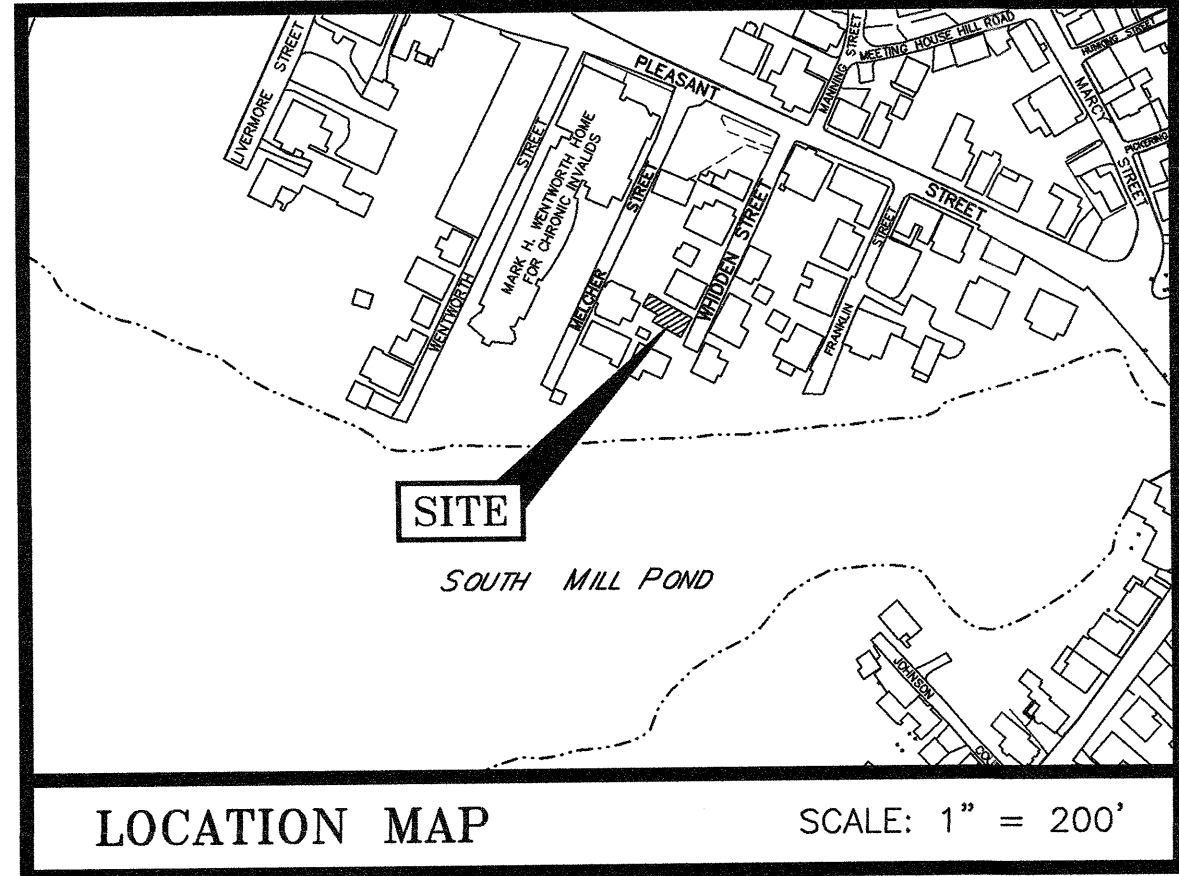
NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	1/21/19
REVISIONS		

SCALE: 1" = 10' JANUARY 2019

EXISTING CONDITIONS  
SITE PLAN

C1





LEGEND:

N/F  
RP  
RCRD  
RR SPK

NOW OR FORMERLY  
RECORD OF PROBATE  
ROCKINGHAM COUNTY  
REGISTRY OF DEEDS  
RAILROAD SPIKE

MAP 11/LOT 21

IRON ROD FOUND  
IRON PIPE FOUND  
IRON ROD SET  
DRILL HOLE FOUND  
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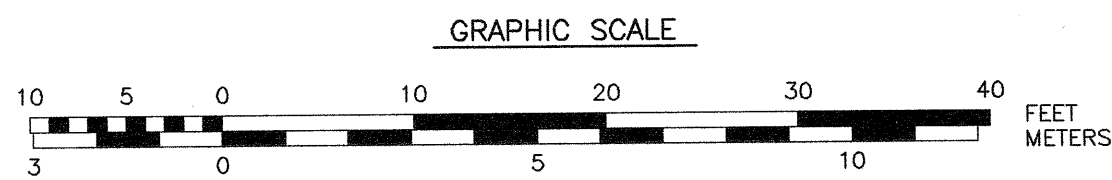
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JOHN R. CHAGNON, LLS

DATE

SOUTH  
MILL  
POND

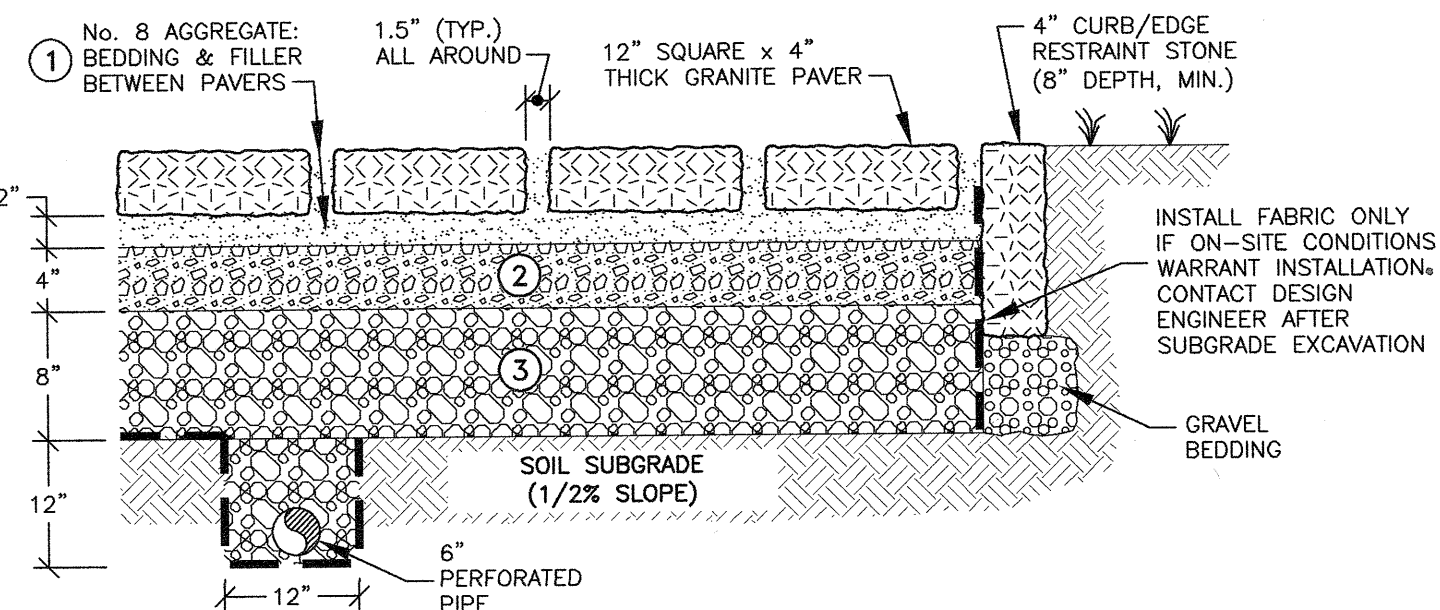


IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)		
STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE, PORCHES, STAIRS, & BULKHEAD	972	972
SHED	191	191
PAVEMENT	2	2
UTILITY PAD	4	4
WALKWAY APPURTENANT TO OTHERS (MAP 109 LOT 1)	19	19
GRAVEL DRIVE APPURTENANT TO OTHERS (MAP 109 LOT 3)	15	15
TOTAL	1203	1203
LOT SIZE	2,688	2,688
% LOT COVERAGE	44.8%	44.8%

WETLAND IMPACT AREAS (IN SQ. FT)		
	TEMP IMPACT	PERMANENT IMPACT
100' TIDAL BUFFER ZONE	281	150
250' PROTECTED SHORELAND	137	443
TOTAL	418	593

ASTM D 448 GRADATION TABLE					
①		②		③	
ASTM No. 8 BEDDING & JOINT FILLER		ASTM No. 57 STONE OPEN GRADED BASE		ASTM No. 2 STONE SUBBASE	
SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)	SIEVE SIZE	PASSING BY WEIGHT (%)
1/2" (12.5mm)	100	1.5" (37.5mm)	100	3" (75mm)	100
3/8" (9.5mm)	85-100	1" (25mm)	95-100	2.5" (63mm)	90-100
No. 4 (4.75mm)	10-30	1/2" (12.5mm)	25-60	2" (50mm)	35-70
No. 8 (2.36mm)	0-10	No. 4 (4.75mm)	0-10	1.5" (37.5mm)	0-15
No. 16 (1.16mm)	0-5	No. 8 (2.36mm)	0-5	3/4" (19mm)	0-5

- NOTES:
- 1) PAVING SYSTEM BASE DESIGN IS SIMILAR TO BASE REQUIRED FOR THE UNI ECO-STONE PAVES. INSTALLATION SHALL FOLLOW MANUFACTURER'S INSTRUCTIONS FOR PLACEMENT OF BASE MATERIALS.
  - 2) ALL STONE SHALL BE ANGULAR, WITH 90% FRACTURED FACES. STONE SHALL BE WASHED WITH LESS THAN 1% PASSING THE 200 SIEVE.
  - 3) CONTRACTOR SHALL SUBMIT SIEVE ANALYSIS FOR EACH COURSE MATERIAL TO PROJECT ENGINEER FOR APPROVAL PRIOR TO PLACEMENT.
  - 4) PAVES SURFACE SHALL BE MAINTAINED BY VACUUMING ONCE A YEAR.

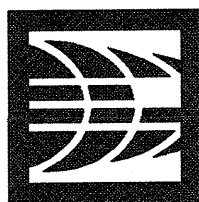


A  
C1

POROUS DRIVEWAY SECTION

12" SQUARE GRANITE PAVES  
OR APPROVED EQUAL

NTS



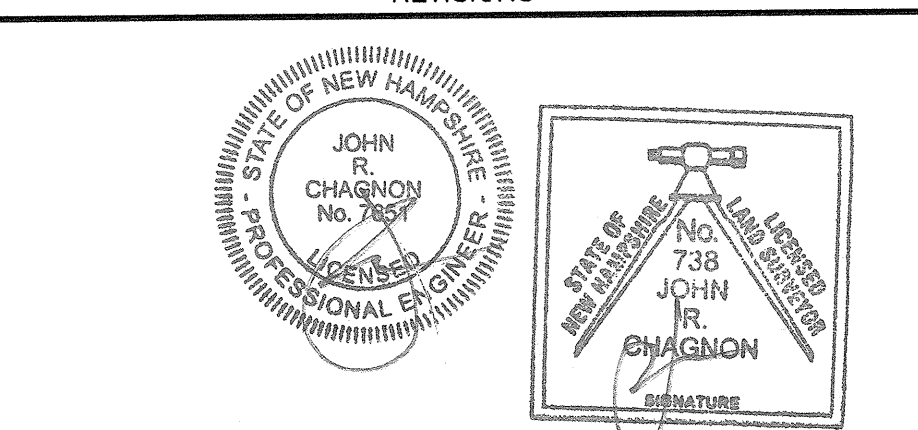
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ANN P. TAYLOR  
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- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE 5/17/2005.
- 4) EXISTING LOT AREAS:  
2,688 S.F.  
0.0617 ACRES
- 5) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 6) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 7) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 8) PVIOUS PAVES DRIVEWAY TO BE INSPECTED AND MAINTAINED PER "STORMWATER INSPECTION AND MAINTENANCE PLAN" PREPARED BY AMBIT ENGINEERING DATED FEBRUARY 25, 2019.
- 9) VERTICAL DATUM IS NAVD88 MEAN SEA LEVEL. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ± 0.2'
- 10) SUBJECT PARCEL IS BURDENED BY A PARKING EASEMENT APPURTENANT TO ASSESSOR'S MAP 109 LOT 3, AS SHOWN HEREON AND DESCRIBED IN RCRD 5696/837
- 11) PER CITY OF PORTSMOUTH ZONING ORDINANCE, ARTICLE 10.1018.24 FERTILIZERS: THE USE OF ANY FERTILIZER IS PROHIBITED IN A WETLAND, VEGETATED BUFFER STRIP OR LIMITED CUT AREA; AND THE USE OF FERTILIZERS OTHER THAN LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZERS IS PROHIBITED IN ANY PART OF A WETLAND BUFFER.
- 12) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DRIVEWAY ON TAX MAP 109 LOT 2 IN THE CITY OF PORTSMOUTH.

TAYLOR RESIDENCE  
43 WHIDDEN STREET  
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADDED UNDERDRAIN	4/8/19
0	ISSUED FOR COMMENT	2/13/19



SCALE: 1" = 10' JANUARY 2019

NH DES PERMIT  
PLAN

C2