

Sum



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

November 25, 2019

139

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

REQUESTED ACTION

Approve Jackson Hill Condominium's request to perform the following work on Piscataqua River in Portsmouth. File # 2019-02774. This project will not have significant impact on or adversely affect the values of Piscataqua River.

Impact a total of 378 square feet including 32 square feet of permanent impact to the previously developed upland tidal buffer zone and 346 square feet of permanent impact to tidal wetlands, to construct a new tidal docking structure. The new structure consists of a 4 foot x 8 foot access way connecting to a 4 foot x 20 foot fixed pier connecting to a 3 foot x 22 foot ramp connecting to a 10 foot x 20 foot float. The overall structure length seaward of the highest observable tide line is 62 feet, providing two slips on 65 feet of frontage along the 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 plans by Ambit Engineering Inc. dated May 2019, and revised through October 09, 2019, last received by the NH Department of Environmental Services (NHDES) on October 09, 2019.
2. Not less than 5 state business days prior to starting work authorized by this permit, the permittee shall notify the NHDES Wetlands Bureau (Stefanie.Giallongo@des.nh.gov) and the local conservation commission in writing of the date on which work under this permit is expected to start.
3. This permit shall not be effective until it, along with the notarized abutter concurrence letter (dated September 23, 2019; attached), are recorded at the Rockingham County Registry of Deeds Office by the permittee. A copy of the recorded permit shall be submitted to the NHDES Wetlands Bureau prior to construction.
4. Any future work in jurisdiction as specified in RSA 482-A on this property will require a new application and approval by the NHDES Wetlands Bureau.
5. 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 New Hampshire Administrative Rule Env-Wq 1700.

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

6. This tidal docking structure consisting of a 4 foot x 8 foot access way connecting to a 4 foot x 20 foot fixed pier connecting to a 3 foot x 22 foot ramp connecting to a 10 foot x 20 foot float, with an overall structure length seaward of the highest observable tide line of 62 feet, providing two slips on 65 feet of frontage on the Piscataqua River, and shall be the only docking structure on this water frontage.
7. There shall be no removal of mature trees along the shoreline of the river on this property associated with the construction of the dock and access way.
8. Construction of the dock shall occur from a barge equipped with a crane, at low tide, to reduce potential impacts to the river bank and the estuarine intertidal and subtidal wetlands.
9. Pile driving or pile removal work shall be done during low tide to the maximum extent practicable.
10. Pilings to be removed shall be cut level with the substrate rather than pulled, in order to limit the creation of turbidity.
11. Decking shall be a minimum of 4 feet above the mud and have at least 1-inch spacing between the decking planks to provide sufficient sunlight penetration and rainfall to underlying vegetation.
12. Appropriate siltation/erosion/turbidity controls shall be in place prior to construction, shall be maintained during construction, and shall remain in until the area is stabilized.
13. Work shall be conducted in a manner so as to minimize turbidity and sedimentation to surface waters and wetlands.
14. Work shall be conducted in a manner that avoids excessive discharges of sediments to fish spawning areas.
15. The seasonal structures, including but not limited to the ramp and float, shall be removed during the non-boating season and stored on the existing pier or in an upland location.
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 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.

EXPLANATION

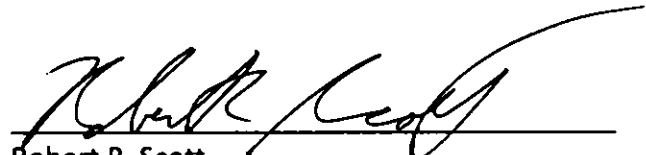
The NHDES approved this project on October 25, 2019. The NHDES supported its decision with the following findings:

1. This is a Major Project per New Hampshire Administrative Rule Env-Wt 303.04(a), projects located tidal wetlands, except for repair of existing structures.
2. The applicant has provided evidence which demonstrates that this proposal is the alternative with the least adverse impact to areas and environments under the NHDES' jurisdiction per New Hampshire Administrative Rule Env-Wt 302.03.
3. The proposed dock is the minimum length necessary to provide access at this location for the majority of the tidal cycle and designed in such a way as to prevent the float from sitting on the mud at low tide.
4. The decking of the proposed dock will have a minimum of 1-inch spacing between the decking planks and the bottom of the pier will be a minimum of 4 feet above the substrate to provide adequate ambient light levels to support the underlying salt marsh community.
5. The permittee's contractor will be utilizing a barge and crane to complete construction of the dock from the water to minimize impacts to the tidal wetland resource.

6. The applicant has demonstrated by plan and example that each factor listed in New Hampshire Administrative Rule Env-Wt 302.04(a) and (c), Requirements for Application Evaluation, has been considered in the design of the project.
7. The Natural Heritage Bureau (NHB) report submitted with the application package (NHB19-2831) stated that there were no recorded occurrences of sensitive species in the vicinity of the project.
8. In correspondence dated August 27, 2019, signed authorization was provided by the applicant to allow their agent to act on their behalf throughout the permitting process.
9. In accordance with New Hampshire Administrative Rule Env-Wt 304.04, signed authorization (dated September 23, 2019) was obtained from abutting property owners to which the proposed docking structure will fall within their overlapping extension of property boundaries over the inter-tidal area.
10. In correspondence dated October 09, 2019, the NH Division of Historical Resources found that there would be no adverse effect on historic properties by the proposed project.
11. In correspondence dated October 16, 2019, the Portsmouth Conservation Commission provided signed recommendation to approve the NHDES Wetlands Permit application, thereby waiving their right to intervene in the permitting process.
12. The US EPA has reviewed the proposed project and determined the project is eligible as proposed under the NH Programmatic General Permit (PGP) per EPA review sheet dated October 16, 2019.
13. The NHDES staff field inspection on October 23, 2019 found that the site is accurately represented in the application.
14. In correspondence dated October 25, 2019, the Pease Development Authority, Division of Ports and Harbors, determined that the project would have no negative effect on navigation in the channel.
15. In accordance with RSA 482-A:8, the NHDES finds that the requirements for a public hearing do not apply as the permitted project is not of substantial public interest, and will not have a significant impact on or adversely affect the values of the estuarine resource, as identified under RSA 482-A:1.

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.

We respectfully request your approval of this item.



Robert R. Scott
Commissioner



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Lyman Estate
185 Lyman Street
Waltham, MA 02452-5645
tel 781-891-4882
HistoricNewEngland.org

~~September 16, 2019~~
September 23, 2019 

Steven D. Riker, CWS
NH Certified Wetland Scientist/Permitting Specialist
Ambit Engineering, Inc.
200 Griffin Road, Unit 3

RE: New Hampshire Wetland Application for a proposed tidal docking structure for Jackson Hill Condominium, 1 Jackson Hill Street, Portsmouth, NH.

To Whom It May Concern:

This letter is to inform the New Hampshire Department of Environmental Services (DES) Wetlands Bureau, in accordance with State Law that our abutter, **Jackson Hill Condominium**, has shown us plans (dated 9/3/19) depicting the proposed tidal docking structure on their property (Tax Map 141, Lot 30) prepared by Ambit Engineering, Inc. We are aware that the proposed tidal docking structure is located within an area in which we share inter-tidal rights with **Jackson Hill Condominium**. In addition, we are also aware that any boat attached to the proposed float, will also be located within the shared area.


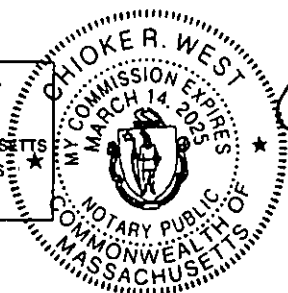
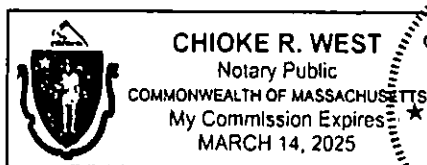
In accordance with DES rules, we hereby sign this letter to indicate our acceptance of the proposed tidal docking structure and a boat secured to the structure located within the inter-tidal area we share with **Jackson Hill Condominium**.

Sincerely,



Society for the Preservation of New England Antiquities
141 Cambridge Street
Boston, MA 02114
Tax Map 122, Lot 9

By: Corissa Demore, Team Leader for Preservation Services
Printed Name & Title



9-23-19



WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau

Land Resources Management

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



RSA Rule RSA 482A/Env-WT 100-900

RECEIVED SEP 04 2019 ADMINISTRATIVE NHDES LAND RESOURCES MANAGEMENT	COMPLETE		File No: <u>2019-02774</u>
	SEP 05 2019		Check No: <u>2880</u>
			Amount: <u>\$710.00</u>
			Initial: <u>LSV</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 Questions.

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 within which wetland impacts occur.

ADDRESS: **1 Jacskon Hill Street** TOWN/CITY: **Portsmouth**

TAX MAP: **141** BLOCK: _____ LOT: **30** UNIT: _____

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

LOCATION COORDINATES (if known): X: **1,224,794.2864** Y: **212,879.3101** Latitude/Longitude UTM State Plane

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 reply "See Attached" in the space provided below.

The project proposes 346 sq. ft. of permanent impact to tidal wetlands and 32 sq. ft. of permanent impact to the previously developed 100' Tidal Buffer Zone for construction of a docking structure consisting of a 4' x 8' accessway, a 4' x 20' fixed wood pier, a 3' x 22' aluminum gangway, and a 10' x 20' float (overall structure length 62') providing one slip on 65 +/- feet of frontage along the Piscataqua River.

5. SHORELINE FRONTAGE

- N/A This does not have shoreline frontage. SHORELINE FRONTAGE: **65**

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 (Env-Wt 101.89).

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 Webpage.

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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input 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 19 - 2831**
- b. This project is within a Designated River corridor. The project is within 1/4 mile of: _____; and date a copy of the application was sent to the Local River Management Advisory Committee: Month: ___ Day: ___ Year: ___
- N/A - This project is not within a Designated River corridor.

lrn@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.: **Jackson Hill Condominium**TRUST / COMPANY NAME: **C/O Darrell Moreau**

MAILING ADDRESS:

TOWN/CIT:

STATE: **I**ZIP CODE: **I**

EMAIL or FAX:

PHONE:

ELECTRONIC COMMUNICATION: By Initialing here: _____, 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.:

TRUST / COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL or FAX:

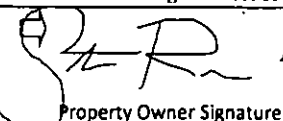
PHONE:

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

10. AUTHORIZED AGENT INFORMATIONLAST NAME, FIRST NAME, M.I.: **Riker, Steven, D.**COMPANY NAME: **Ambit Engineering, Inc.**MAILING ADDRESS: **200 Griffin Road, Unit 3**TOWN/CITY: **Portsmouth**STATE: **NH**ZIP CODE: **03801**EMAIL or FAX: **sdr@ambitengineering.com**PHONE: **603-430-9282**ELECTRONIC COMMUNICATION: By initialing here SR, 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 National Historic Preservation Act (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 NHDES 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



Property Owner Signature

Agent-See Authorization

Steven D. Riker

Print name legibly

9 / 3 / 2019

Date

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

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095


www.des.nh.gov

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.

	Kelli L. Barnaby Print name legibly	Portsmouth Town/City	9-3-2019 Date
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DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,1

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 completed.
Intermittent Streams: linear footage distance of disturbance is measured along the thread of the channel.
Perennial Streams/Rivers: the total linear footage distance is calculated by summing the lengths of disturbance to the channel and each bank.

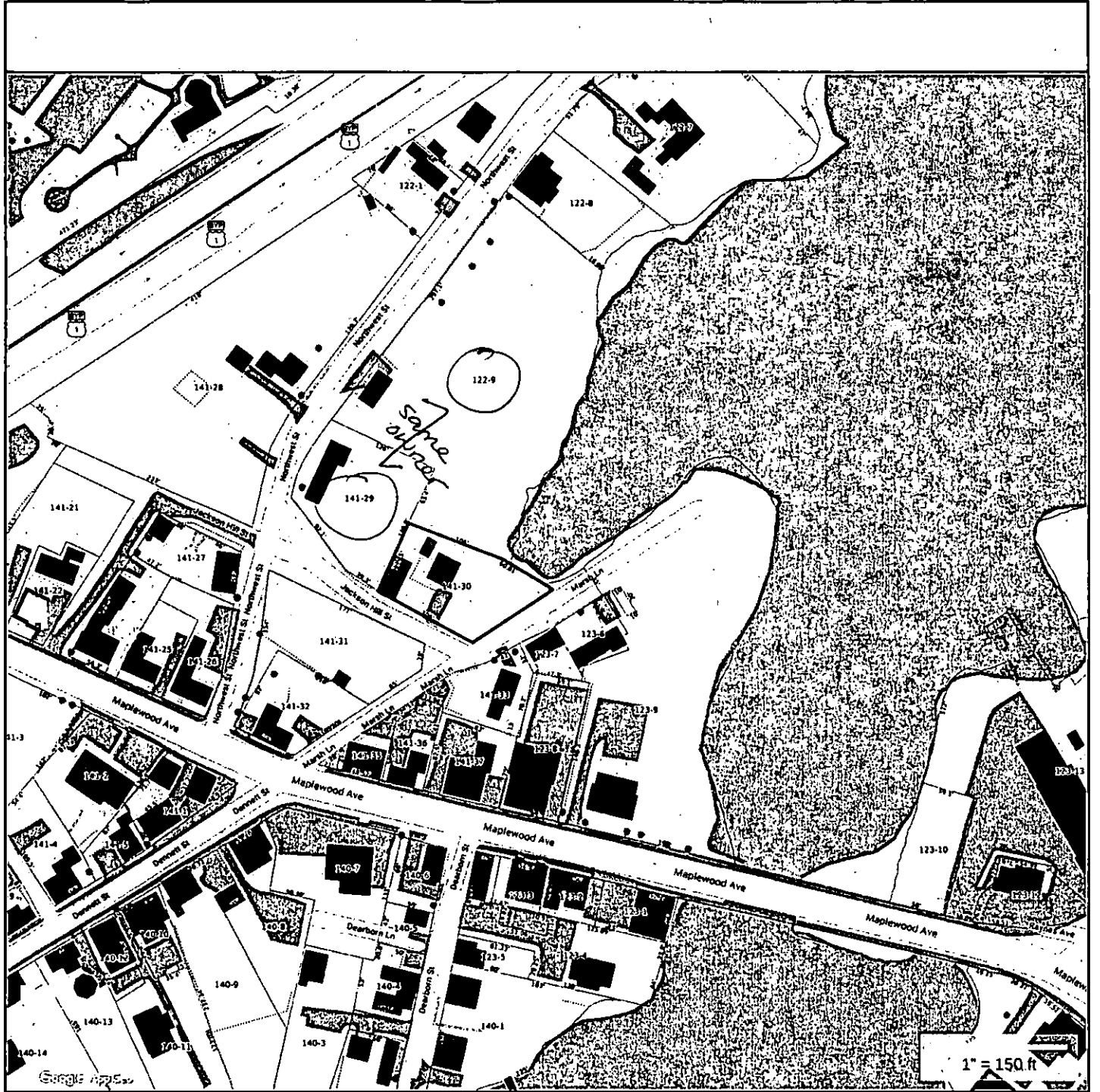
JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Scrub-shrub wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Emergent wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Wet meadow	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Intermittent stream channel	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Perennial Stream / River channel	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Intermittent stream	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Perennial stream / River	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Bank - Lake / Pond	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
Tidal water	/ <input type="checkbox"/> ATF	/ <input type="checkbox"/> ATF
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)	32 <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	346 <input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Vernal Pool	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
TOTAL	378 /	/

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:	266 sq. ft.	X	\$1.00 =	\$ 266.00
Permanent docking structure:	112 sq. ft.	X	\$2.00 =	\$ 224.00
Projects proposing shoreline structures (including docks) add \$200 =				\$ 200.00
Total =				\$ 710.00

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ _____



Property Information

Property ID 0141-0030-0001
 Location 1 JACKSON HILL ST #1
 Owner KEENAN PETER G

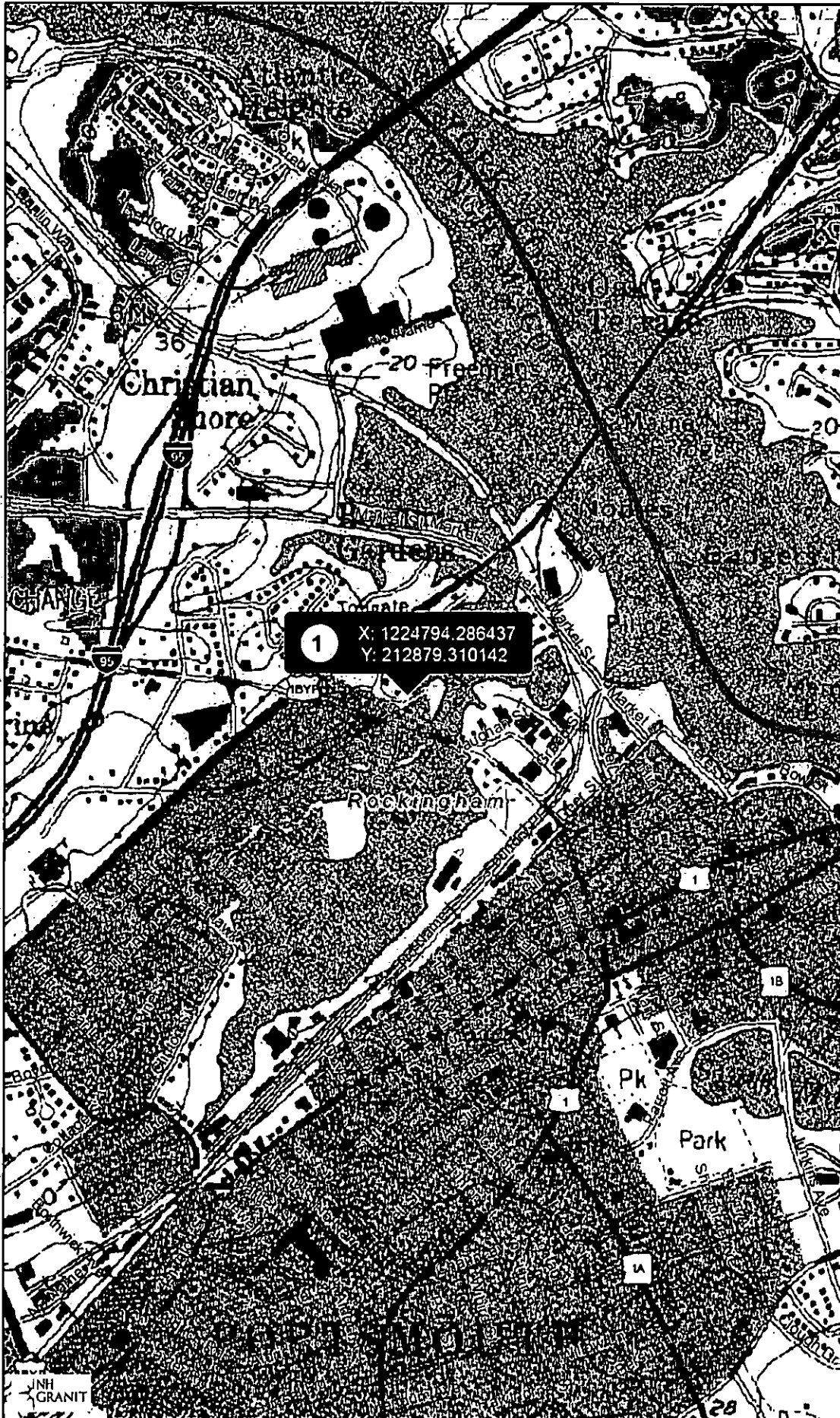


MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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

Geometry updated 4/1/2019
 Data updated 7/17/2019

Map by NH GRANIT



Legend

- State
- County
- City/Town

1 X: 1224794.286437
Y: 212879.310142

Map Scale

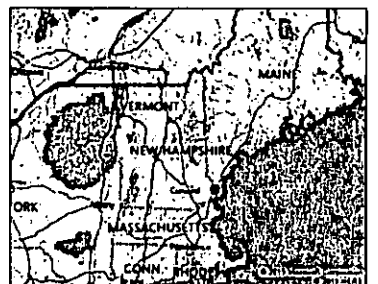
1: 12,988



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Map Generated: 9/3/2019

Notes





New Hampshire Natural Heritage Bureau

To: John Chagnon
200 Griffin Road
Unit 3
Portsmouth, NH 03801

Date: 9/3/2019

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 9/3/2019

NHB File ID: NHB19-2831

Applicant: Jackson Hill Condominium

Location: Tax Map(s)/Lot(s): Tax Map 141, Lot 30
Portsmouth

Project Description: The project proposes construction of a docking structure consisting of a 4' x 8' accessway, a 4' x 20' fixed wood pier, a 3' x 22' aluminum gangway, and a 10' x 20' float (overall structure length 62') providing one slip on 65' +/- feet of frontage along the Piscataqua River.

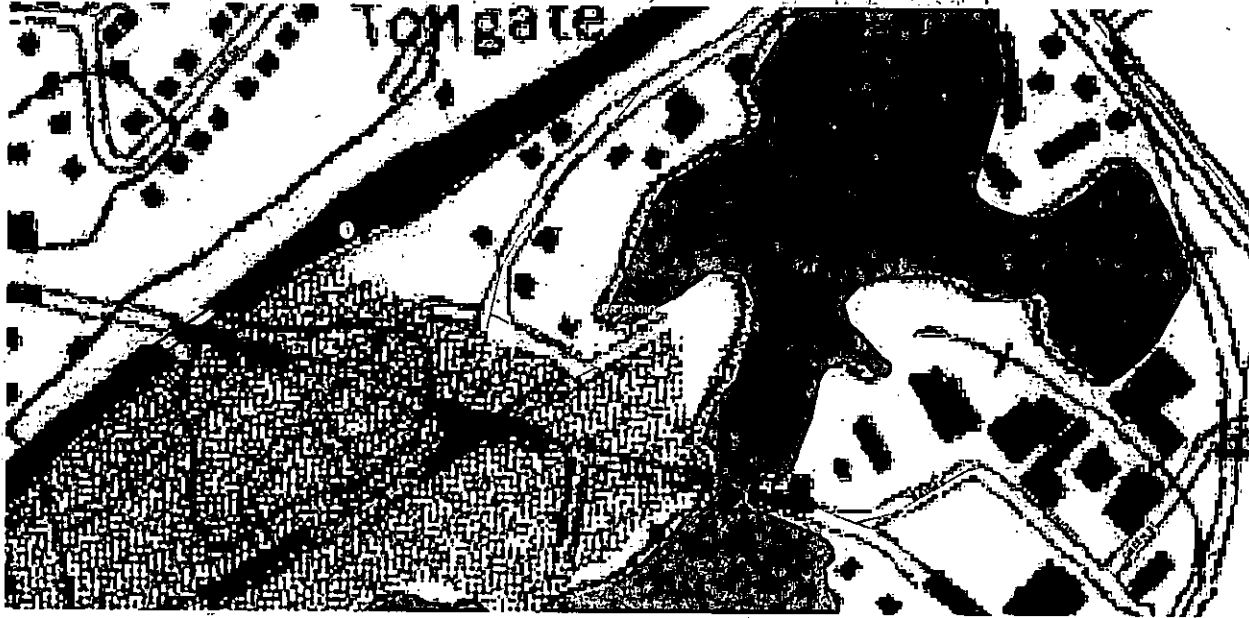
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 9/2/2020.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB19-2831



ABUTTER'S LIST

JN 2552.90

Client: Jackson Hill Condominium

Project Address: 1 Jackson Hill Street, Portsmouth, NH

MAP	LOT	NAME(S)	PO BOX	STREET ADDRESS	CITY/STATE/ZIP
122	9	Society for the Preservation of New England Antiquities of Massachusetts			
141	29	Society for the Preservation of New England Antiquities of Massachusetts			
141	30	Peter G. & Jane D. Keenan			

1) CONDOMINIUM SITE PLAN 1 JACKSON HILL STREET, PORTSMOUTH, NH FOR ERIC D. WEINRIEB AND CYNTHIA M. BOSTON. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED MARCH 2001. R.C.R.D. PLAN 0-28822.

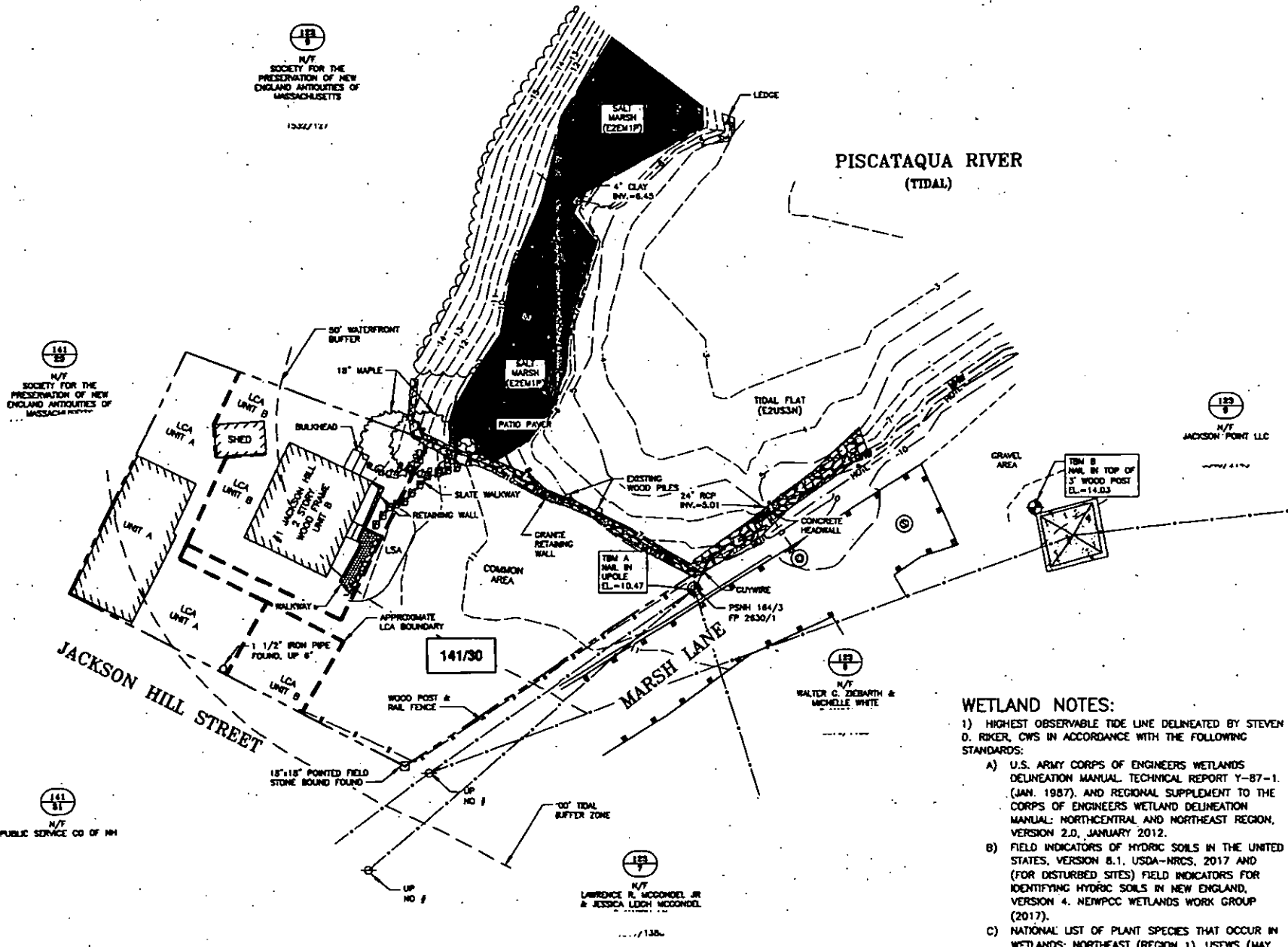
800 Grotto Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-8888
Fax (603) 430-2319



LOCATION MAP SCALE: 1" = 200'

LEGEND:

- | | |
|--------------|-------------------------------------|
| N/F | NOW OR FORMERLY |
| RCRD | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| ⊕ | MAP 11 / LOT 21 |
| ○ RR SPK FND | RAILROAD SPIKE FOUND/SET |
| ○ IR FND | IRON ROD FOUND/SET |
| ○ IP FND | IRON PIPE FOUND/SET |
| ○ DH FND | DRILL HOLE FOUND/SET |
| --- | HIGHEST OBSERVABLE TIDE LINE |
| --- | MEAN HIGH WATER LINE |
| --- | FRESHWATER WETLAND LINE |
| --- | STORM DRAIN |
| --- | OVERHEAD ELECTRIC WIRES |
| --- | CONTOUR |
| --- | SPOT ELEVATION |
| --- | WOODS / TREE LINE |
| ② | PHOTO LOCATION/DIRECTION |
| INV. | INVERT |
| TBM | TEMPORARY BENCHMARK |
| TYP. | TYPICAL |
| --- | LCA UNIT BOUNDARY |



WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEWPCC WETLANDS WORK GROUP (2017).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
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 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED ON 4/19/2019 BY AMBIT ENGINEERING, INC.

NOTES:

- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 141 AS LOT 30.
- OWNERS OF RECORD:
JACKSON HILL CONDOMINIUM ASSOCIATION

5828/U149
3581/1944
D-28822
- PARCEL IS IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E, EFFECTIVE DATE MAY 17, 2005.
- EXISTING LOT AREA:
11,850 S.F. (PER REFERENCE PLAN 1)
0.27 ACRES (PER REFERENCE PLAN 1)
- PARCEL IS LOCATED IN THE GENERAL RESIDENCE A DISTRICT (GRA).
- DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 7,500 S.F.
FRONTAGE: 100 FEET
SETBACKS:
FRONT: 15 FEET
SIDE: 10 FEET
REAR: 20 FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM STRUCTURE COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON A PORTION OF TAX MAP 141 LOT 30 IN THE CITY OF PORTSMOUTH.
- VERTICAL DATUM IS MEAN LOWER LOW WATER (MLLW) NAVD83, BASED ON NOAA STATION 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR, MLLW BEING 4.62 FEET LOWER THAN 0.0'. BASIS OF VERTICAL DATUM IS REDUNDANT WITH GPS OBSERVATIONS.

JACKSON HILL CONDOMINIUM ASSOCIATION
1 JACKSON HILL ST
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADD SALT MARSH AREA	10/9/19
0	ISSUED FOR COMMENT	5/03/19



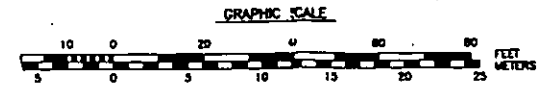
RECEIVED
OCT 09 2019
ENVIRONMENTAL SERVICES
BY NH DES WETLANDS BUREAU

SCALE: 1" = 20' MAY 2019

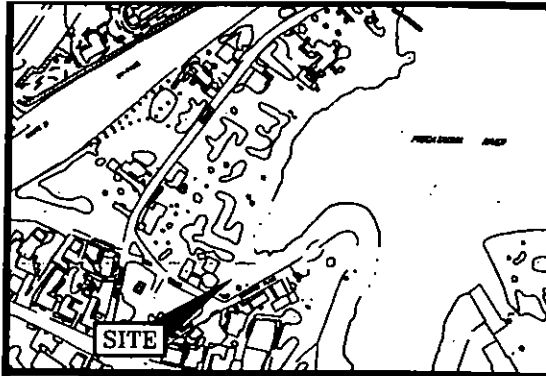
EXISTING CONDITIONS PLAN **C1**

"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."

PAUL A. DOBBERSTEIN, LLS
DATE



APPROVED PLAN



NORTH
GRID
NAD83(2011)
NHT SPC

**WETLAND IMPACT AREAS
IN S.F. FOR PROPOSED TIDAL DOCKING STRUCTURE**

	PERMANENT IMPACT AREAS	DIMENSIONS
TIDAL WATERS WETLAND (E2US3N)	348	(4'x20')(3'x22') (10'x20')
TIDAL BUFFER ZONE	32	(4'x8')
TOTAL	378	

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
890 Griffin Road - Unit 9
Portsmouth, N.H. 02801-7114
Tel (603) 430-0283
Fax (603) 438-2318

RIVERSIDE & JACKERING
MARINE STRUCTORS

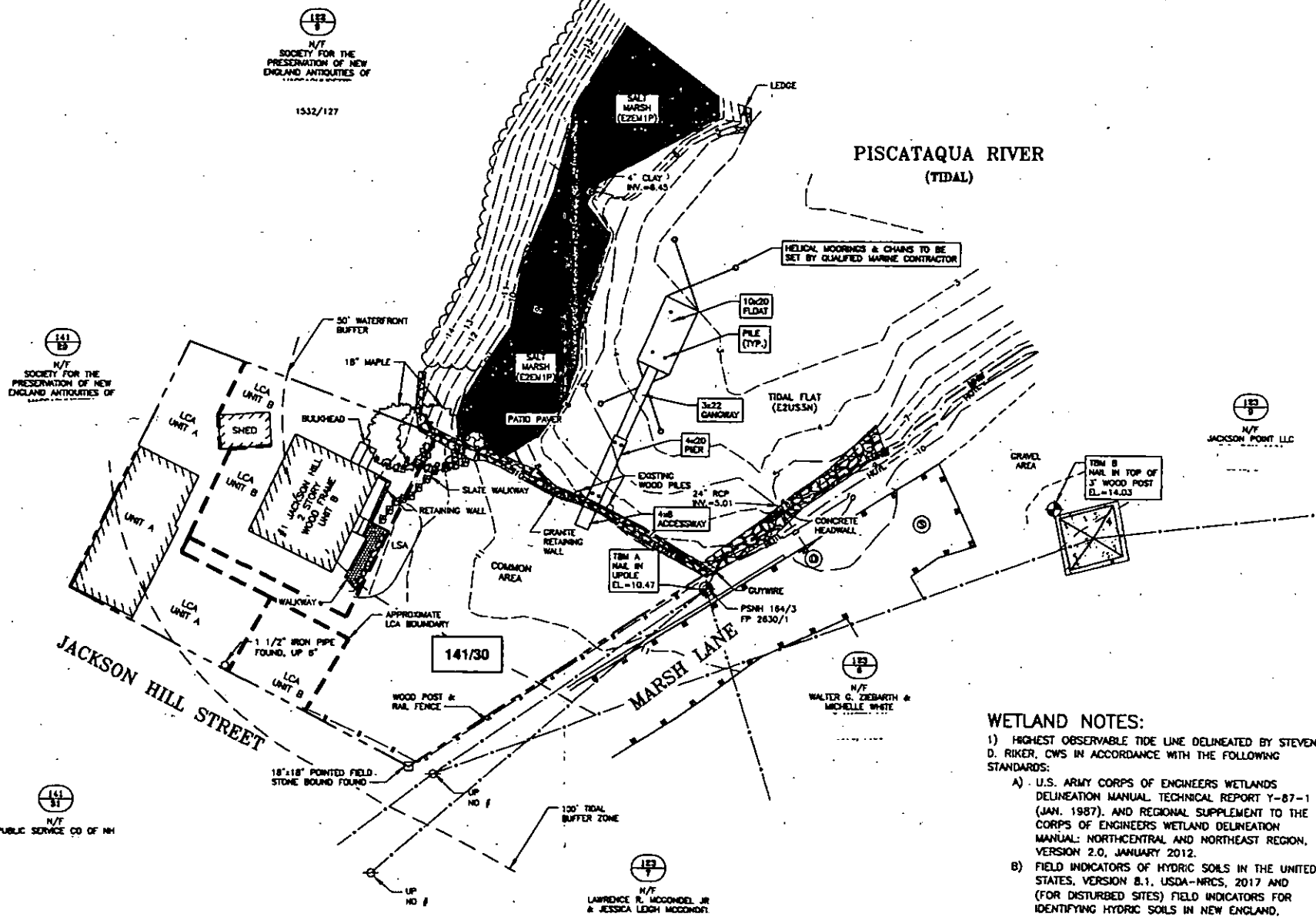
NOTES:

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- 2) OWNERS OF RECORD:
JACKSON HILL CONDOMINIUM

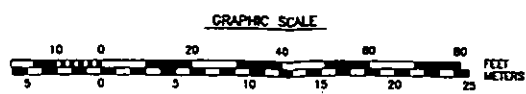
June 1, 1944
D-28622

- 3) BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE. THEY ARE BASED ON THE RECORDED PLAN GEOMETRY. ANALYSIS AND REVIEW OF RECORD PLAN CLOSURE IS NOT A PART OF THIS SURVEY, NOR ARE THE BOUNDARY LINES SHOWN REPRESENTATIVE OF A DEFINITIVE OPINION AS TO THE TRUE LOCATION OF THE LINES. THEY ARE SHOWN HEREON FOR THE PURPOSES OF PLANNING AND PERMITTING.
- 4) 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.
- 5) 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.
- 6) EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS, MARCH 2015.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED DOCKING STRUCTURE ON A PORTION OF TAX MAP 141 LOT 30 IN THE CITY OF PORTSMOUTH.

- LEGEND:**
- N/F RCRD NOW OR FORMERLY ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
 - RR SPK FND RAILROAD SPIKE FOUND/SET
 - IR FND IRON ROD FOUND/SET
 - IP FND IRON PIPE FOUND/SET
 - DH FND DRILL HOLE FOUND/SET
 - HAT HIGHEST ANNUAL TIDE LINE
 - MHW MEAN HIGH WATER LINE
 - FWL FRESHWATER WETLAND LINE
 - D STORM DRAIN
 - OE OVERHEAD ELECTRIC WIRES
 - C CONTOUR
 - 100 SPOT ELEVATION
 - 97.3 WOODS / TREE LINE
 - 2 PHOTO LOCATION/DIRECTION
 - BM BENCHMARK
 - TYP. TYPICAL



- WETLAND NOTES:**
- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEWPPCC WETLANDS WORK GROUP (2017).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
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 - 2) WETLAND FLAGS WERE FIELD LOCATED ON 4/19/2019 BY AMBIT ENGINEERING, INC.



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JACKSON HILL CONDOMINIUM ASSOCIATION
1 JACKSON HILL ST
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	ADD SALT MARSH AREA	10/9/19
0	ISSUED FOR COMMENT	9/3/19

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ENVIRONMENTAL SERVICES
WETLANDS BUREAU

SCALE: 1" = 20' SEPTEMBER 2019

PERMIT PLAN

- 1) MOBILIZATION OF A CRANE BARGE, PUSH BOAT, WORK SHIFTS, MATERIALS AND PREFABRICATED COMPONENTS SUCH AS THE GANGWAY AND FLOAT TO THE SITE VIA APPROVED ACCESS.
- 2) MOBILIZATION OF EQUIPMENT TRUCKS TO THE SITE.
- 3) THE BARGE WILL BE POSITIONED ALONGSIDE THE PROPOSED LOCATION OF THE NEW DOCK AND WATERWARD OF ANY EXISTENT VEGETATION TO MINIMIZE IMPACTS.
- 4) INSTALLATION OF THE SLAB STRUCTURE WILL BE PERFORMED FROM A CRANE BARGE OR SHIFT TO REDUCE THE AMOUNT OF FOOT TRAFFIC IN THE INTERTIDAL AREA.
- 5) ALL WORK WILL BE PERFORMED AT LOW TIDE TO MINIMIZE SEDIMENTATION.
- 6) PILING WILL BE MECHANICALLY DRIVEN BY A CRANE ELIMINATING ANY EXCAVATION FOR INSTALLATION OF THE PILING. PILING ARE DRIVEN TO REFUSAL.
- 7) PILING ARE CUT AND BEAM CAPS ARE INSTALLED AND THE SUPER STRUCTURE OF THE PIER IS BUILT. MATERIALS ARE LIFTED FROM THE BARGE AND SET INTO POSITION BY THE CRANE.
- 8) ONCE THE PIER IS COMPLETE, THE GANGWAY AND FLOAT ARE BROUGHT INTO POSITION AND INSTALLED.

DISCHARGES, AVOIDANCE, MINIMIZATION AND MITIGATION

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

UNLESS SPECIFICALLY AUTHORIZED USACE AND NHDES, NO WORK SHALL DRAIN A WATER OF THE U.S. BY PROVIDING A CONDUIT FOR WATER ON OR BELOW THE SURFACE.

HEAVY EQUIPMENT IN FRESH WATER WETLANDS

HEAVY EQUIPMENT OTHER THAN FIXED EQUIPMENT (DRILL RIGS, FIXED CRANES, ETC.) WORKING IN WETLANDS SHALL NOT BE STORED, MAINTAINED OR REPAIRED IN WETLANDS, UNLESS IT IS LESS ENVIRONMENTALLY DAMAGING OTHERWISE, AND AS MUCH AS POSSIBLE SHALL NOT BE OPERATED WITHIN THE INTERTIDAL ZONE. WHERE CONSTRUCTION REQUIRES HEAVY EQUIPMENT OPERATION IN WETLANDS, THE EQUIPMENT SHALL EITHER HAVE LOW GROUND PRESSURE (< 1 PSI), OR SHALL NOT BE LOCATED DIRECTLY ON WETLAND SOILS AND VEGETATION; IT SHALL BE PLACED ON SWAMP MATS THAT ARE ADEQUATE TO SUPPORT THE EQUIPMENT IN SUCH A WAY AS TO MINIMIZE DISTURBANCE OF WETLAND SOIL AND VEGETATION. SWAMP MATS ARE TO BE PLACED IN THE WETLAND FROM THE UPLAND OR FROM EQUIPMENT POSITIONED ON SWAMP MATS IF WORKING WITHIN A WETLAND. DRAGGING SWAMP MATS INTO POSITION IS PROHIBITED. OTHER SUPPORT STRUCTURES THAT ARE LESS IMPACTING AND ARE CAPABLE OF SAFELY SUPPORTING EQUIPMENT MAY BE USED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. SIMILARLY, NOT USING MATS DURING FROZEN, DRY OR OTHER CONDITIONS MAY BE ALLOWED WITH WRITTEN CORPS AND NHDES AUTHORIZATION. AN ADEQUATE SUPPLY OF SPILL CONTAINMENT EQUIPMENT SHALL BE MAINTAINED ON SITE. CONDUITRY ROADS AND SWAMP/CONSTRUCTION MATS ARE CONSIDERED AS FILL WHETHER THEY'RE INSTALLED TEMPORARILY OR PERMANENTLY.

TIME OF YEAR WORK WINDOW AND NOISE RESTRICTIONS

- I. PILES INSTALLED IN-THE-DRY DURING LOW WATER OR IN-WATER BETWEEN NOV. 8TH - APR. 8TH, OR
- II. MUST BE DRILLED AND PINNED TO LEDGE, OR
- III. VIBRATORY HAMMERS USED TO INSTALL ANY SIZE AND QUANTITY OF WOOD, CONCRETE OR STEEL PILES, OR
- IV. IMPACT HAMMERS LIMITED TO ONE HAMMER AND <50 PILES INSTALLED/DAY WITH THE FOLLOWING: WOOD PILES OF ANY SIZE, CONCRETE PILES <18-INCHES DIAMETER, STEEL PILES 12-INCHES DIAMETER IF THE HAMMER IS <3000 LBS. AND A WOOD CUSHION IS USED BETWEEN THE HAMMER AND STEEL PILE.

FOR 8-H ABOVE:

- I. IN-WATER NOISE LEVELS SHALL NOT >157dB SEL RE 1/1" OR 206dB PEAK RE 1/1" AT A DISTANCE >10M FROM THE PILE BEING INSTALLED, AND
- II. IN-WATER NOISE LEVELS >155dB PEAK RE 1/1" SHALL NOT EXCEED 12 CONSECUTIVE HOURS ON ANY GIVEN DAY AND A 12 HOUR RECOVERY PERIOD (I.E., IN-WATER NOISE BELOW 155dB PEAK RE 1/1") MUST BE PROVIDED BETWEEN WORK DAYS.

WORK SITE RESTORATION

- I. UPON COMPLETION OF CONSTRUCTION, ALL DISTURBED WETLAND AREAS SHALL BE PROPERLY STABILIZED. ANY SEED MIX SHALL CONTAIN ONLY PLANT SPECIES NATIVE TO NEW ENGLAND.
- II. THE INTRODUCTION OR SPREAD OF INVASIVE PLANT SPECIES IN DISTURBED AREAS IS PROHIBITED.
- III. IN AREAS OF AUTHORIZED TEMPORARY DISTURBANCE, IF TREES ARE CUT THEY SHALL BE CUT AT GROUND LEVEL AND NOT UPROOTED IN ORDER TO PREVENT DISRUPTION TO THE WETLAND SOIL STRUCTURE AND TO ALLOW STUMP SPROUTS TO REVEGETATE THE WORK AREA, UNLESS OTHERWISE AUTHORIZED.
- IV. WETLAND AREAS WHERE PERMANENT DISTURBANCE IS NOT AUTHORIZED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND ELEVATION, WHICH UNDER NO CIRCUMSTANCES SHALL BE HIGHER THAN THE PRE-CONSTRUCTION ELEVATION. ORIGINAL CONDITION MEANS CAREFUL PROTECTION AND/OR REMOVAL OF EXISTING SOIL AND VEGETATION, AND REPLACEMENT BACK TO THE ORIGINAL LOCATION SUCH THAT THE ORIGINAL SOIL LAYERING AND VEGETATION SCHEMES ARE APPROXIMATELY THE SAME, UNLESS AUTHORIZED.

SEDIMENTATION AND EROSION CONTROL

ADEQUATE SEDIMENTATION AND EROSION CONTROL MEASURES, PRACTICES AND DEVICES, SUCH AS PHASED CONSTRUCTION, VEGETATED FILTER STRIPS, GEOTEXTILE SILT FENCES, STORMWATER DETENTION AND INFILTRATION SYSTEMS, SEDIMENT DETENTION BASINS, OR OTHER DEVICES SHALL BE INSTALLED AND PROPERLY MAINTAINED TO REDUCE EROSION AND RETAIN SEDIMENT ON-SITE DURING AND AFTER CONSTRUCTION. THEY SHALL BE CAPABLE OF PREVENTING EROSION, OF COLLECTING SEDIMENT, SUSPENDED AND FLOATING MATERIALS, AND OF FILTERING FINE SEDIMENT. THE DISTURBED AREAS SHALL BE STABILIZED AND THESE DEVICES SHALL BE REMOVED UPON COMPLETION OF WORK. THE SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED AT AN UPLAND LOCATION, IN A MANNER THAT WILL PREVENT ITS LATER EROSION INTO A WATERWAY OR WETLAND. ALL EXPOSED SOIL AND OTHER FILLS SHALL BE PERMANENTLY STABILIZED AT THE EARLIEST PRACTICABLE DATE.

SPAWNING AREAS

DISCHARGES OF DREDGED OR FILL MATERIAL, AND/OR SUSPENDED SEDIMENT PRODUCING ACTIVITIES IN FISH AND SHELLFISH SPAWNING OR NURSERY AREAS, OR AMPHIBIAN AND MIGRATORY BIRD BREEDING AREAS, DURING SPAWNING OR BREEDING SEASONS SHALL BE AVOIDED. IMPACTS TO THESE AREAS SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE DURING ALL TIMES OF THE YEAR. INFORMATION ON SPAWNING HABITAT FOR SPECIES MANAGED UNDER THE MACLUSON-STEVENS FISHERY CONSERVATION AND MANAGEMENT ACT (I.E., EFN FOR SPAWNING ADULTS) CAN BE OBTAINED FROM THE NHFS WEBSITE AT: WWW.NHFS.NH.GOV/HCD.

STORAGE OF SEASONAL STRUCTURES

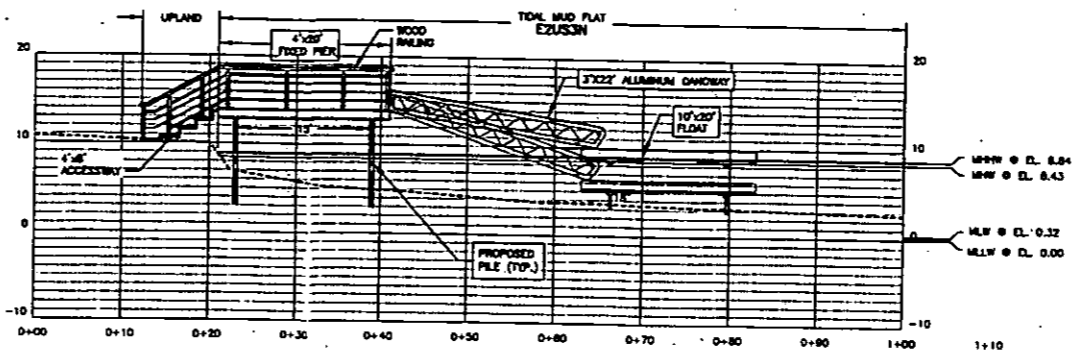
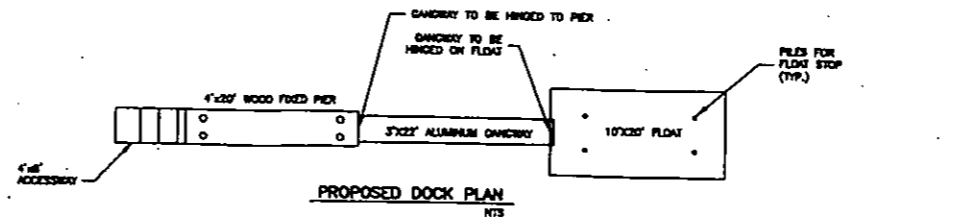
COASTAL STRUCTURES SUCH AS PIER SECTIONS, FLOATS, ETC., THAT ARE REMOVED FROM THE WATERWAY FOR A PORTION OF THE YEAR (OFTEN REFERRED TO AS SEASONAL STRUCTURES) SHALL BE STORED IN AN UPLAND LOCATION, LOCATED ABOVE HIGHEST OBSERVABLE TIDE LINE (HOTL) AND NOT IN TIDAL WETLANDS. THESE SEASONAL STRUCTURES MAY BE STORED ON THE FIXED, PILE-SUPPORTED PORTION OF THE STRUCTURE THAT IS SEAWARD OF HOTL. THIS IS INTENDED TO PREVENT STRUCTURES FROM BEING STORED ON THE MARSH SUBSTRATE AND THE SUBSTRATE SEAWARD OF MHW.

ENVIRONMENTAL FUNCTIONS AND VALUES

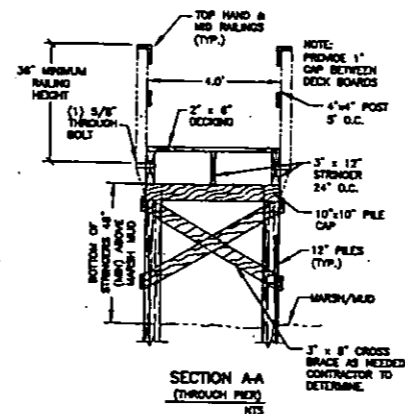
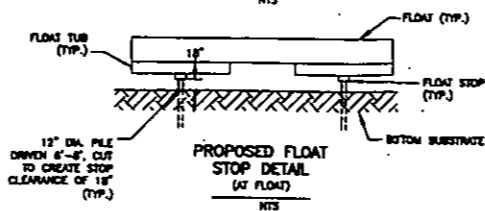
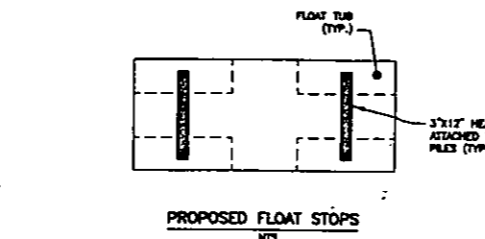
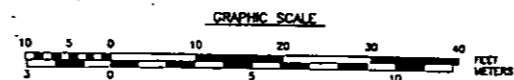
THE PERMITTEE SHALL MAKE EVERY REASONABLE EFFORT TO 1) CARRY OUT THE CONSTRUCTION OR OPERATION OF THE WORK AUTHORIZED BY USACE AND NHDES HEREIN IN A MANNER THAT MINIMIZES ADVERSE IMPACTS ON FISH, WILDLIFE AND NATURAL ENVIRONMENTAL VALUES, AND 2) PREVENT THE ESTABLISHMENT OR SPREAD OF PLANT SPECIES IDENTIFIED AS NON-NATIVE INVASIVE SPECIES BY ANY FEDERAL OR STATE AGENCY. SEE THE SECTION ON INVASIVE SPECIES AT HTTP://WWW.NH.USACE.ARMY.MIL/REGULATORY/ FOR CONTROL METHODS.

INSPECTIONS

THE PERMITTEE SHALL ALLOW THE CORPS AND NHDES TO MAKE PERIODIC INSPECTIONS AT ANY TIME DEEMED NECESSARY IN ORDER TO ENSURE THAT THE WORK IS BEING OR HAS BEEN PERFORMED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE CORPS AND NHDES MAY ALSO REQUIRE POST-CONSTRUCTION ENGINEERING DRAWINGS FOR COMPLETED WORK, AND POST-DREDGING SURVEY DRAWINGS FOR ANY DREDGING WORK.



PROPOSED PIER, GANGWAY & FLOAT w/ PILES



PROPOSED PIER DETAIL NTS

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
800 Griffin Road - Unit 8
Parsippany, N.J. 08054-7114
Tel (908) 436-8885
Fax (908) 436-8818

RIVERSIDE & BREKING
MARINE CONTRACTORS

- NOTES:
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 - 3) 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).
 - 4) NUMBER OF PILES TO BE DRIVEN FOR DOCKING STRUCTURE NOT TO EXCEED 8 AS DEPICTED ON PROPOSED DOCK ELEVATION. ALSO NOTE TIME OF YEAR AND NOISE RESTRICTIONS FOR DRIVING OF PILES.

JACKSON HILL
CONDOMINIUM
ASSOCIATION
1 JACKSON HILL ST
PORTSMOUTH, N.H.

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ISSUED FOR COMMENT	9/3/19
NO.	DESCRIPTION
	REVISIONS

SCALE: AS SHOWN SEPTEMBER 2019

DOCK DETAILS **D1**