

29 April 2026

Samantha Collins, Chair
City of Portsmouth Conservation Commission
1 Junkins Avenue
Portsmouth, NH 03801

**Re: City of Portsmouth Wetland Conditional Use Permit Request | Tax Map 204, Lot 14 |
5 Curriers Cove, Portsmouth, New Hampshire**

Dear Ms. Collins:

This letter transmits updated plans for a City of Portsmouth Wetland Conditional Use Permit request for disturbance within the 100' City of Portsmouth Wetland Buffer for the construction of a new deck, landscaping, removal of impervious surfaces, grading, and the installation of new walking paths (see attached plan set). The Commission reviewed the plans at the meeting of the Commission on April 8, 2026, and tabled the application so the applicant could make some changes to the proposed design. Please find revised plans attached hereto for review and approval at your May 13th meeting.

The property currently contains a single-family residential structure, a paved driveway with vehicle turnaround, a connected garage and associated stone walking path exiting the garage, a retaining wall around the southern portion of the garage, a stone patio, an artificial putting green, a stone wall abutting the shoreline, a wooden residential pier and associated landscaping. **The plan revisions include additional buffer plantings and planting species adjustments, and a pull back of the deck to be completely out of the 50-foot DES Primary Structure setback.**

In accordance with the City of Portsmouth Zoning Ordinance, *Article 10.1017.50 Criteria for Approval*, we submit that the proposal complies and refer you to the initial application letter detailing compliance with the criteria, which this revision does not alter, it only improves. Please contact me if you have any questions or concerns regarding this application.

Respectfully submitted,



John Chagnon, PE
Project Manager

P:\NH\5010600-Jill_&_Scott_Migliori\3340-5 Curriers Cove, Portsmouth-JRC\03-WIP_Files\2025 Site Planning\Portsmouth CUP\Migliori Conservation Commission CUP Submission Letter 4-29-26.docx



HALEY WARD

City of Portsmouth – WCUP Additional Information

Migliori Residence – 5 Curriers Cove, Portsmouth, NH 03801

The purpose of this document is to address required application submission materials/information for the Wetland Condition Use Permit application associated with the proposed deck construction at 5 Curriers Cove, Portsmouth, NH 03801. The applicable standards of Sections 10.1017 and 10.1018 are referenced below.

Additional information is provided based on comments received on May 1, 2025, from Kate E. Homet, the Environmental Planner and Sustainability Coordinator of the Portsmouth Conservation Commission.

10.1017.21 Application Requirements:

Comment:

- *Does not fully comply with information listed in 10.1017.21 (cannot find new grading information for the area to be regraded – also please include temporary impact numbers for this – volume of fill).*

Please refer to the attached site plan set. The plan set identifies areas on the lot proposed for certain construction activities, the location of these activities in relation to existing uses, the location of these activities in relation to natural resources on site, delineated wetlands and their buffers, existing and proposed impervious areas, proposed planting and landscaping, and existing unaltered areas.

Sheet C102 identifies areas which are proposed for grading. The temporary impact of these areas is referenced and included in the total impact amount as listed in Sheet C104. Grading will occur primarily in the area seaward of the proposed deck, in which the elevation will be topped off at 10' above sea level. The total amount of fill proposed is 52 cubic yards.

10.1017.22 Wetland Buffer Description:

Comment:

- *10.1017.22 (3) requires you to provide the following info: More than 250 sq. ft. of alteration to the wetland buffer (regardless of the amount of alteration to the wetland): a description of the 100-foot buffer including vegetation type, the percent of the buffer with invasive species, and the percent of the buffer that is paved or developed.*

Migliori Residence | 5010600.3340



The proposed project will not impact any wetland areas. However, over 250 square feet of disturbance to wetland buffers are proposed. In accordance with 10.1017.22(3), Sheet C101 in the provided plan set identifies the percent of the buffer that is currently developed. The unaltered buffer surrounding both the coastal and freshwater wetland onsite consists primarily of forested areas comprised of northern red oak, black cherry, and red/Norway maple trees. An understory comprised of beach rose and sparse hawthorn exists throughout much of the riparian area surrounding the shoreline. Invasive species are minimal; however, some oriental bittersweet is present covering approximately 10% of the undeveloped buffer area directly adjacent to the shoreline.

10.1017.23 Alternatives and Criteria for Approval:

Comment:

- *Has not demonstrated compliance with 10.1017.23 – please include your old criteria narrative with each update if it does not change.*

Please refer to the attached project narrative supplied with the NH DES Wetland application for a discussion of general alternatives and avoidance and minimization techniques. This application narrative has since been updated to incorporate comments and resulting project changes from the April 8 Conservation Commission meeting.

The project meets the Criteria for Approval outlined in 10.1017.50:

- (1) The project site has existed as a residential use for several decades which maintained lawn areas, a residential dwelling, and associated walkways and paved driveways.
- (2) The entire dwelling is located within the 100' wetland buffer and therefore has no alternative location that is located entirely outside the wetland buffer.
- (3) The project avoids all direct impacts to wetland areas. The functions and values of the wetland will not be adversely affected by the proposed development as all impacts are located in the upland, no vegetation within the vegetative buffer will be removed, there will be a reduction in net impervious area within the 50' waterfront buffer/limited cut delineation, and the proposed reinforcement of the vegetative buffer with additional woody shrub plantings.
- (4) No vegetation will be removed as a result of construction; vegetation will only be added.
- (5) The attached project narrative in the NH DES application addresses other alternatives to the proposed project. Other locations on the property directly abutting the primary structure are limited and would result in additional impervious areas and impacts to the natural shoreland zone. The current plan entirely utilizes existing developed areas to place the proposed deck.



(6) No vegetation within the vegetated buffer strip will be removed and additional woody shrub plantings are proposed in areas where lawn now exists.

10.1017.24 Impervious Surfaces:

Comment:

- Has not demonstrated compliance with 10.1017.24: *the application shall include a wetland buffer enhancement plan that describes how the wetland functions and values will be enhanced to offset the proposed impact.*

Please refer to Sheet C101 for an analysis of existing, proposed, and proposed for removal impervious areas. Additionally, please refer to Sheet C103 and C105 for a proposed planting plan that will meet the NH DES's shoreland revegetation requirements. Section 10.1017.25 below lists the functions and values of the wetlands, and the projects associated impacts/improvements.

Regarding impervious surface impacts specifically, the applicant proposes to underlay the deck with crushed stone to provide continued infiltration of rainwater. Deck planks will be spaced at a minimum of $\frac{3}{4}$ inches to provide rainwater access to below the deck.

The applicant proposes to expand the vegetative buffer to 25 feet from the Highest Observable Tide Line. The area proposed for planting currently exists as lawn and is located directly seaward from the proposed deck location. The proposed buffer plantings will aid in the treatment of stormwater by bolstering toxicant/sediment retention.

10.1017.25 Wetland Buffer Enhancement Plan: Please refer to Sheet C103 for the wetland buffer enhancement/planting plan. Functions and values of the wetland are further elaborated on in Section 10.1017.26 below and in Pages 71-76 of the provided NH DES application.

The functions and values of the adjacent saltmarsh wetland are evaluated upon within the NH DES application. The jurisdictional tidal wetland is part of a large marine system and provides 11 principal functions and values when evaluated as a whole. These functions and values include: flood flow alteration, fish and shellfish habitat, production export, sediment/shoreline stabilization, nutrient removal/retention, sediment/toxicant retention, wildlife habitat, recreation, education/scientific value, uniqueness/heritage, and visual quality aesthetics.

While the entire marine system provides these principal functions and values, the proposed impacts associated with the installation of the deck and associated



development will impact only a small portion adjacent to the larger wetland and will not impact the wetland directly. All impacts have been limited to existing developed areas. Additionally, the application proposes to supplement the riparian area with additional woody shrub plantings that will increase habitat connectivity and improve functions such as sediment/shoreline stabilization, sediment/toxicant retention, and provide a visual buffer to minimize impacts on visual aesthetics. Therefore, the proposed project will not have any effect on the wetland's ability to continue providing its principal functions.

10.1017.26 Living Shoreline Strategy:

Comments:

- *Has not demonstrated compliance with 10.1017.26 (Living Shoreline Strategy)*
- *It is unknown if any vegetation is proposed to be removed within the 25' vegetated buffer strip or within the 50' limited cut buffer. Please demonstrate on plans vegetation TBR if applicable.*

The proposed planting plan will duly serve as a living shoreline strategy. No cutting within the 25-foot vegetative buffer strip or the 50-foot limited cut buffer is proposed. The applicant proposes to bolster the existing wooded buffer and to expand the wooded buffer into areas where lawn now exists. The buffer originally consisted of a five-foot-wide strip, but in response to the April 8 Conservation Commission comments, the applicant has increased the planting width to the full 25-foot buffer. A complex of woody shrubs, grasses, perennials, and ferns have been strategically chosen for this area to increase shoreline stability, provide more complex and denser habitat for wildlife that utilize the upland/wetland transitional zone, and to promote the capture of stormwater runoff and the interception of sediment and other pollutants from the upland impervious area.

The applicant does not propose the construction of off-shore sills to meet the living shoreline requirements. The intertidal zone in this area is comprised of a sensitive high marsh habitat dominated by dense *Spartina patens*. Due to the dense vegetation and diffuse wave energy in the cove, sediment deposition occurs at an elevated rate. The shoreline abutting the applicant's property is devoid of erosion and the marsh in the intertidal zone is healthy and extensive. To avoid direct salt marsh impacts, a strictly upland vegetative planting strategy is proposed.



10.1018.10 Stormwater Management:

Comment:

- *Has not demonstrated compliance with 10.1018.10 (SW Management)*

As referenced in 10.1017.24 above, the applicant proposes to underlay the deck with crushed stones and space deck planks apart to provide continued infiltration of stormwater into the ground. The applicant also has provided a 25-foot vegetative buffer strip to aid in sediment/toxicant retention. NH DES Shoreland regulations do not require a stormwater management plan for the property given the total impervious area within the shoreland zone equaling less than 20% of the total shoreland area on the property.

10.1018.20 Vegetation Management: The applicants propose buffer plantings directly adjacent to the tidal wetland. No cutting of vegetation is proposed; only the addition of vegetation. The area proposed to be planted does not exceed a 10% slope. The applicants intend to use a slow-release fertilizer for all planting areas to reduce the risk of nitrogen/phosphorus pollution to the adjacent wetland areas. Pesticides and herbicides are not proposed.

10.1018.30 Porous Pavement in Wetland Buffer: The applicant does not propose any pavement in their project. A stone walking path will be incorporated north of the residence; however, the path will place stones at a sufficient distance apart to allow for the continued infiltration of precipitation/stormwater.

10.1018.40 Wetland Boundary Marker: City wetland boundary markers will be placed on site.

Sincerely,

John R. Chagnon, Project Manager

Keegan Ferro, Environmental



City of Portsmouth, New Hampshire

Wetland Conditional Use Permit Application Checklist

This wetland conditional use permit application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Conservation Commission and Planning Board review. The checklist is required to be uploaded as part of your wetland conditional use permit application to ensure a full and complete application is submitted to the Planning and Sustainability Department and to the online portal. A pre-application conference with a member of the Planning and Sustainability Department is encouraged as additional project information may be required depending on the size and scope of the project. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all wetland conditional use permit requirements. Please refer to Article 10 of the City of Portsmouth Zoning Ordinance for full details.

Applicant Responsibilities: Applicable fees are due upon application submittal to the Planning Board (no fees are required for Conservation Commission submission). The application will be reviewed by Planning and Sustainability Department staff to determine completeness. Incomplete applications which do not provide required information for the evaluation of the proposed site development shall not be provided review by the Conservation Commission or Planning Board.

Name of Applicant: _____ Date Submitted: _____

Application # (in City's online permitting): _____

Site Address: _____ Map: _____ Lot: _____

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
<input type="checkbox"/>	Complete application form submitted via the City's web-based permitting program	
<input type="checkbox"/>	All application documents, plans, supporting documentation, this checklist and other materials uploaded to the application form in OpenGov in digital Portable Document Format (PDF) . One hard copy of all plans and materials shall be submitted to the Planning and Sustainability Department by the published deadline.	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
<input type="checkbox"/>	Basic property and wetland resource information. (10.1017.21)	
<input type="checkbox"/>	Additional information required for projects proposing greater than 250 square feet of permanent or temporary impacts. (10.1017.22)	
<input type="checkbox"/>	Demonstrate impacts as they relate to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way). (10.1017.23)	
<input type="checkbox"/>	Balance impervious surface impacts with removal and/or wetland buffer enhancement plan. (10.1017.24)	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)
<input type="checkbox"/>	Wetland buffer enhancement plan. (10.1017.25)	
<input type="checkbox"/>	Living shoreline strategy provided for tidal wetland and/or tidal buffer impacts. (10.1017.26)	
<input type="checkbox"/>	Stormwater management must be in accordance with Best Management Practices including but not limited to: 1. <i>New Hampshire Stormwater Manual, NHDES, current version.</i> 2. <i>Best Management Practices to Control Non-point Source Pollution: A Guide for Citizens and City Officials, NHDES, January 2004.</i> (10.1018.10)	
<input type="checkbox"/>	Vegetated Buffer Strip slope of greater than or equal to 10%. (10.1018.22)	
<input type="checkbox"/>	Removal or cutting of vegetation, use of fertilizers, pesticides and herbicides. (10.1018.23/10.1018.24/10.1018.25)	
<input type="checkbox"/>	All new pavement within a wetland buffer shall be porous pavement. (10.1018.31)	
<input type="checkbox"/>	An application that proposes porous pavement in a wetland buffer shall include a pavement maintenance plan. (10.1018.32)	
<input type="checkbox"/>	Permanent wetland boundary markers shall be shown on the plan submitted with an application for a conditional use permit and shall be installed during project construction. (10.1018.40)	
<input checked="" type="checkbox"/>	Requested Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)
<input type="checkbox"/>	A narrative/letter addressed to the Conservation Commission Chair (if recommended to Planning Board then an additional narrative addressed to the Planning Board Chair at that time) describing the project and any proposed wetland and/or wetland buffer impacts. Please visit the WCUP instruction page for further application instructions.	
<input type="checkbox"/>	If New Hampshire Department of Environmental Services (NHDES) Standard Dredge and Fill Permit is required for this work, please provide this permit application at the same time as your submission for a Wetland Conditional Use Permit.	

Applicant's Signature: _____  _____ Date: _____

DECK ADDITION SITE PLANS

5 CURRIERS COVE, PORTSMOUTH, NEW HAMPSHIRE

PROJECT INFORMATION

CIVIL ENGINEER
HALEY WARD
ATTN: JOHN R. CHAGNON
200 GRIFFIN ROAD, SUITE 14
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.430.9282

OWNER/ CLIENT
JILL & SCOTT MIGLIORI
5 CURRIERS COVE
PORTSMOUTH, NEW HAMPSHIRE 03801

SURVEYOR
HALEY WARD
ATTN: PHIL YETMAN
200 GRIFFIN ROAD, SUITE 14
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.430.9282

ARCHITECT
KNICKERBOCKER GROUP
ATTN: JULIEN JALBERT
82 HANOVER STREET, SUITE 3
PORTLAND, MAINE 04101
T: 207.633.3818

UTILITY PROVIDERS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
ATTN: DOUG SPARKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.427.1530

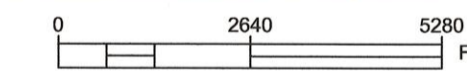
ELECTRIC:
EVERSOURCE
ATTN: NICHOLAS KOSKO
1700 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.436.7708

NATURAL GAS:
UNITIL
ATTN: DAVE BEAULIEU
325 WEST ROAD
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.294.5144

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
ATTN: BENJAMIN WILLIS
1575 GREENLAND ROAD
GREENLAND, NEW HAMPSHIRE 03840
T: 603.427.5525



LOCATION MAP



INDEX OF DRAWINGS

- G001 COVER SHEET
- V101 EXISTING CONDITIONS PLAN
- C101 PROPOSED SITE PLAN
- C102 GRADING & UTILITY PLAN
- C103 LANDSCAPE PLAN
- C104 NHDES PLAN
- C105 CSPA TREE SCORE PLAN
- C501 SITE DETAILS

LEGEND

EXISTING	PROPOSED		
FM	FM	FORCE MAIN	N/F
S	SS	SEWER PIPE	RP
SL	SL	SEWER LATERAL	RCRD
G	G	GAS LINE	(11/21)
D	SD	STORM DRAIN	IR FND
FD	UD	FOUNDATION DRAIN	IP FND
W	W	WATER LINE	IR SET
FS	FS	FIRE SERVICE LINE	DH FND
UE	UE	UNDERGROUND ELECTRIC SUPPLY	DH SET
UGU	UGU	UNDERGROUND ELECTRIC SERVICE	
OHW	OHU	OVERHEAD ELECTRIC WIRES	
	---	RETAINING WALL	
	---	EDGE OF PAVEMENT (EP)	
100	100	CONTOUR	ABBREVIATIONS
97x3	98x0	SPOT ELEVATION	CI CAST IRON PIPE
		UTILITY POLE	COP COPPER PIPE
		ELECTRIC METER	CMP CORRUGATED METAL PIPE
		TRANSFORMER ON CONCRETE PAD	DI DUCTILE IRON PIPE
		WATER SHUT OFF/CURB STOP	PVC POLYVINYL CHLORIDE PIPE
		PIPE CLEANOUT	RCP REINFORCED CONCRETE PIPE
		GATE VALVE	HYD HYDRANT
		HYDRANT	CL CENTERLINE
		CATCH BASIN	EP EDGE OF PAVEMENT
		SEWER MANHOLE	EL ELEVATION
		DRAIN MANHOLE	FF FINISHED FLOOR
		WATER METER MANHOLE	INV INVERT
		TEST BORING	TBM TEMPORARY BENCH MARK
		TEST PIT	TYP TYPICAL
		LANDSCAPED AREA	TBR TO BE REMOVED

ISSUED FOR PERMITTING
APRIL 25, 2026



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

LEGEND:

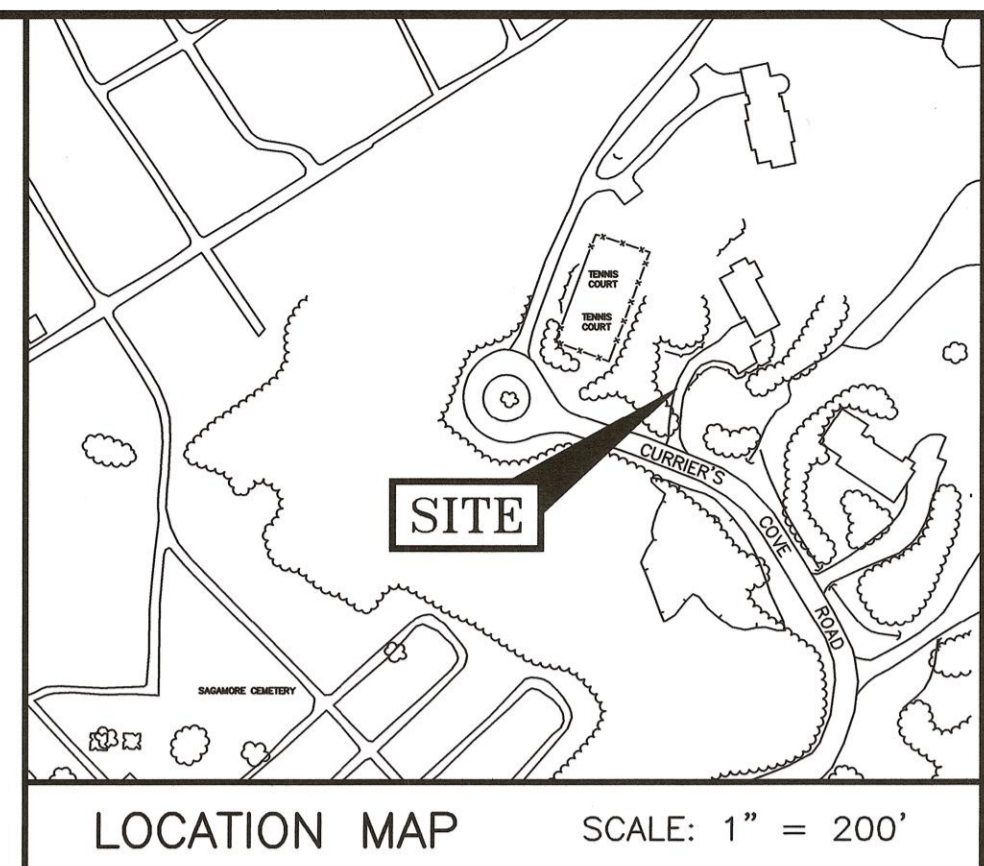
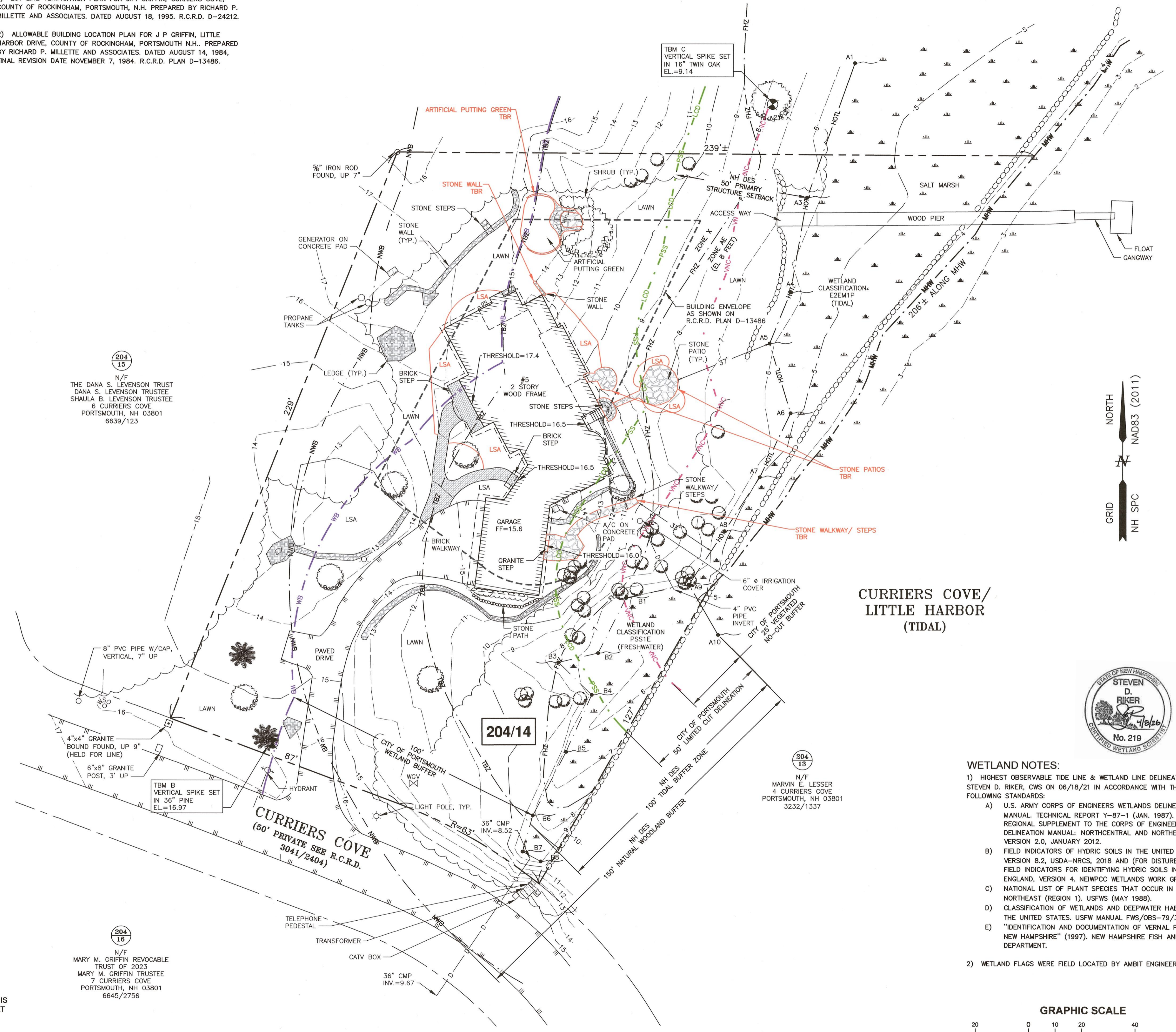
EXISTING	DESCRIPTION
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	RAILROAD SPIKE FOUND
	IRON ROD/PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET
	SEWER LINE
	GAS LINE
	STORM DRAIN
	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC/WIRES
	CONTOUR
	SPOT ELEVATION
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
	GAS SHUT OFF
	WATER SHUT OFF/CURB STOP
	GATE VALVE
	HYDRANT
	METER (GAS, WATER, ELECTRIC)
	CATCH BASIN
	TELEPHONE MANHOLE
	SEWER MANHOLE
	DRAIN MANHOLE
	AIR CONDITIONER UNIT
	SIGNS
	ELEVATION
	EDGE OF PAVEMENT
	FINISHED FLOOR
	INVERT
	TEMPORARY BENCHMARK
	TYPICAL
	VERTICAL/SLOPED GRANITE CURB
	LANDSCAPED AREA

PLAN REFERENCE:

- 1) LOT LINE VERIFICATION PLAN FOR J.P. GRIFFIN, CURRIERS COVE, COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. DATED AUGUST 18, 1995. R.C.R.D. D-24212.
- 2) ALLOWABLE BUILDING LOCATION PLAN FOR J.P. GRIFFIN, LITTLE HARBOR DRIVE, COUNTY OF ROCKINGHAM, PORTSMOUTH N.H. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. DATED AUGUST 14, 1984, FINAL REVISION DATE NOVEMBER 7, 1984. R.C.R.D. PLAN D-13486.

IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)

STRUCTURE	EXISTING IMPERVIOUS (S.F.)
MAIN STRUCTURE	3727
WALKS/PATIOS	894
PAVEMENT	1889
UTILITY PADS	23
RETAINING WALLS	636
ACCESS WAY (TO HOTEL)	49
STEPS/PORCHES	216
LEDGE	254
TOTAL	7,688
LOT SIZE	49,418
% LOT COVERAGE	15.6%



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 204 AS LOT 14.
 - 2) OWNERS OF RECORD: SCOTT GEORGE MIGLIORI & JILL LIBBY MIGLIORI, 5 CURRIERS COVE, PORTSMOUTH, NH 03801, 6134/2679, D-24212 (LOT 5)
 - 3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA: (PER REF. PLAN 1) 49,418± S.F. 1.1± ACRES
 - 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	1 ACRE
FRONTAGE:	150 FEET
MIN. DEPTH:	200 FEET
SETBACKS:	FRONT: 30 FEET
	SIDE: 20 FEET
	REAR: 40 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	50%
MINIMUM OPEN SPACE:	50%
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) THE SUBJECT PARCEL IS ENTIRELY WITHIN THE NH DES 250' PROTECTED SHORELAND.
 - 10) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 204 LOT 14 IN THE CITY OF PORTSMOUTH.
 - 11) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY FROM PLAN REFERENCE 1. EASEMENTS, RIGHTS OF OTHERS, ETC., HAVE NOT BEEN RESEARCHED OR NOTED HEREON.
 - 12) PARCEL IS SUBJECT TO COVENANTS & RESTRICTIONS IN R.C.R.D. 2556/2949.
 - 13) THIS IS AN ABOVE THE GROUND SURVEY. THE UNDERGROUND UTILITIES, IF SHOWN, ARE BASED UPON BEST AVAILABLE EVIDENCE AND SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS PLAN. IT IS RECOMMENDED THAT THE FIELD VERIFICATION OF THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES IS PERFORMED PRIOR TO ANY EXCAVATION.

"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
 JOHN R. CHAGNON, LLS 738
 DATE 4.8.26

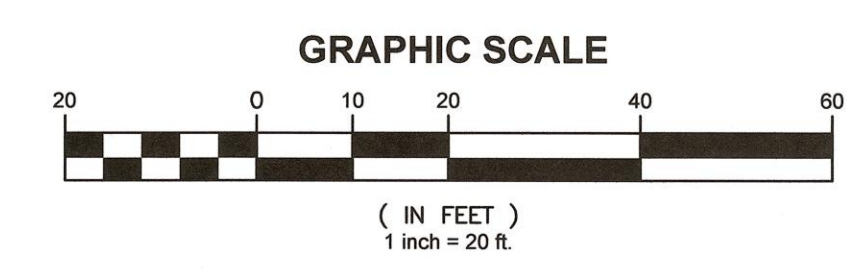
N/F
 MARY M. GRIFFIN REVOCABLE TRUST OF 2023
 MARY M. GRIFFIN TRUSTEE
 7 CURRIERS COVE
 PORTSMOUTH, NH 03801
 6645/2756

N/F
 MARVIN E. LESSER
 4 CURRIERS COVE
 PORTSMOUTH, NH 03801
 3232/1337

**CURRIERS COVE/
 LITTLE HARBOR
 (TIDAL)**

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 06/18/21 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 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFWS MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



1	4/8/26	CITY OF PORTSMOUTH BUFFERS	CBA	JRC
0	11/4/25	ISSUED FOR COMMENT	RJB	JRC
REV.	DATE	DESCRIPTION	BY	CHK.

SITE SURVEY

HALEY WARD
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 200 Griffin Road, Unit 14
 Portsmouth, NH 03801
 603-430-9282
 WWW.HALEYWARD.COM

MIGLIORI RESIDENCE
 5 CURRIERS COVE, PORTSMOUTH, NH

**EXISTING CONDITIONS
 &
 DEMOLITION PLAN**

DATE	NOVEMBER 2025	SCALE	1"=20'
DRAWN BY	RJB	DESIGNED BY	---
CHECKED BY	JRC		
PROJECT No.	5010600.3340	FIELD BOOK/PAGE	FB 385 PG 26
DRAWING No.	V101	REV.	1

IMPERVIOUS SURFACE AREAS

(TO PROPERTY LINE)

STRUCTURE	EXISTING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)
MAIN STRUCTURE	3727	3727
WALKS/PATIOS	894	599
PAVEMENT	1889	1889
UTILITY PADS	23	23
RETAINING WALLS	636	562
ACCESS WAY (TO HOTEL)	49	49
STEPS/PORCHES	216	216
LEDGE	254	254
DECK & STAIRS	0	1180
GRILL	0	46
TOTAL	7,688	8,545
LOT SIZE	49,418	49,418
% OF LOT COVERAGE	15.6%	17.3%

IMPERVIOUS SURFACE AREAS

(WITHIN PRIMARY STRUCTURE SETBACK)

STRUCTURE	EXISTING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)
MAIN STRUCTURE	10	10
WALKS/PATIOS	316	20
PAVEMENT	0	0
UTILITY PADS	0	0
RETAINING WALLS	94	94
ACCESS WAY (TO HOTEL)	49	49
STEPS/PORCHES	0	0
LEDGE	0	0
DECK & STAIRS	0	0
GRILL	0	46
TOTAL	469	219
LOT SIZE	10,599	10,599
% OF LOT COVERAGE	4.4%	2.1%

IMPERVIOUS SURFACE AREAS

(WITHIN PORTSMOUTH 100' WETLAND BUFFER)

STRUCTURE	EXISTING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)
MAIN STRUCTURE	3,272	3,272
WALKS/PATIOS	701	199
PAVEMENT	1,857	1,857
UTILITY PADS	5	5
RETAINING WALLS	483	403
ACCESS WAY (TO HOTEL)	49	49
STEPS/PORCHES	184	115
LEDGE	32	32
DECK & STAIRS	0	1,180
GRILL	0	46
TOTAL	6,583	7,158
LOT SIZE	37,667	37,667
% OF LOT COVERAGE	17.5%	19.0%

WETLAND NOTES:

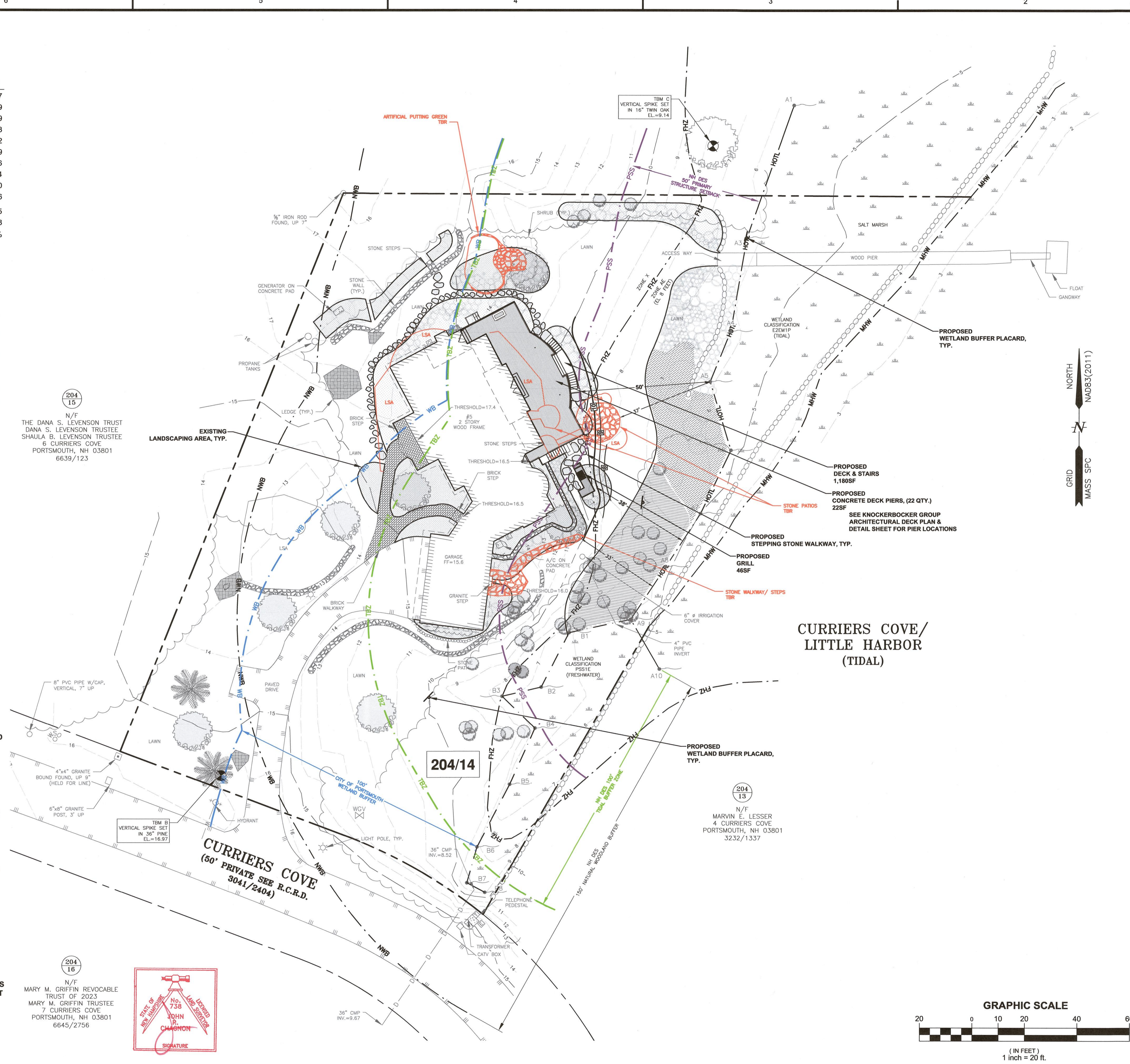
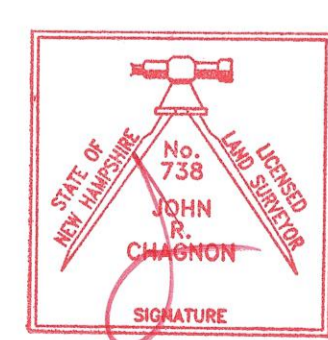
- HIGHEST OBSERVABLE TIDE LINE & WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 06/18/21 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, NEIWPCC WETLANDS WORK GROUP (2019).
 - NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1), USFWS (MAY 1988).
 - CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, USFW MANUAL FWS/OBS-79/31 (1997).
 - "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997), NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

"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."

[Signature] 4.25.26
 JOHN R. CHAGNON, LLS 738 DATE

204 15
 N/F
 THE DANA S. LEVENSON TRUST
 DANA S. LEVENSON TRUSTEE
 SHAULA B. LEVENSON TRUSTEE
 6 CURRIERS COVE
 PORTSMOUTH, NH 03801
 6639/123

204 16
 N/F
 MARY M. GRIFFIN REVOCABLE TRUST OF 2023
 MARY M. GRIFFIN TRUSTEE
 7 CURRIERS COVE
 PORTSMOUTH, NH 03801
 6645/2756



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
 MAPTECH® USGS TOPOGRAPHIC SERIES™
 SCALE: 1"=2000'
 ©MAPTECH®, INC. 378-833-3000
 WWW.MAPTECH.COM/TOPO

- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 204 AS LOT 14.
 - OWNERS OF RECORD:
 SCOTT GEORGE MIGLIORI &
 JILL LIBBY MIGLIORI
 5 CURRIERS COVE
 PORTSMOUTH, NH 03801
 6134/2679
 D-24212 (LOT 5)
 - PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - EXISTING LOT AREA: (PER REF. PLAN 1)
 49,418± S.F.
 1.1± ACRES
 - PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.
 - DIMENSIONAL REQUIREMENTS:
 MIN. LOT AREA: 1 ACRE
 FRONTAGE: 150 FEET
 FRONT: 200 FEET
 MIN. DEPTH: 30 FEET
 SETBACKS: FRONT 20 FEET, SIDE 20 FEET, REAR 40 FEET, 35 FEET
 MAXIMUM STRUCTURE HEIGHT: 35 FEET
 MAXIMUM BUILDING COVERAGE: 10%
 MINIMUM OPEN SPACE: 50%
 - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - THE SUBJECT PARCEL IS ENTIRELY WITHIN THE NH DES 250' PROTECTED SHORELAND.
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED STRUCTURES ON ASSESSOR'S MAP 204 LOT 14 IN THE CITY OF PORTSMOUTH.
 - PARCEL IS SUBJECT TO COVENANTS & RESTRICTIONS IN R.C.R.D. 2556/2949.

REV	DATE	DESCRIPTION	BY	CHK
1	4/25/26	ADDRESSED COMMENTS	CBA	JRC
0	3/25/26	ISSUED FOR COMMENT	CBA	JRC

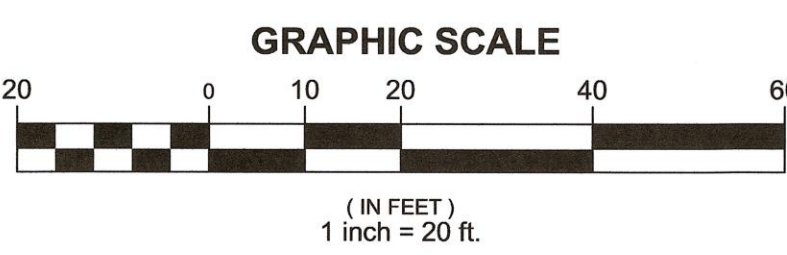
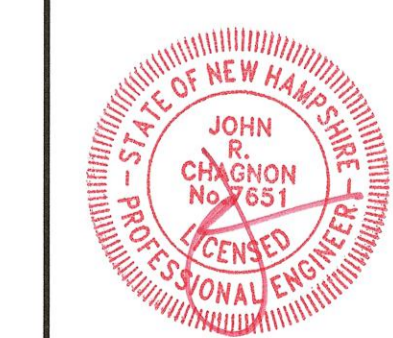
ISSUED FOR PERMITTING

HALEY WARD
 WWW.HALEYWARD.COM
 200 Griffin Rd, Unit 14
 Portsmouth, NH 03801
 603.430.9282

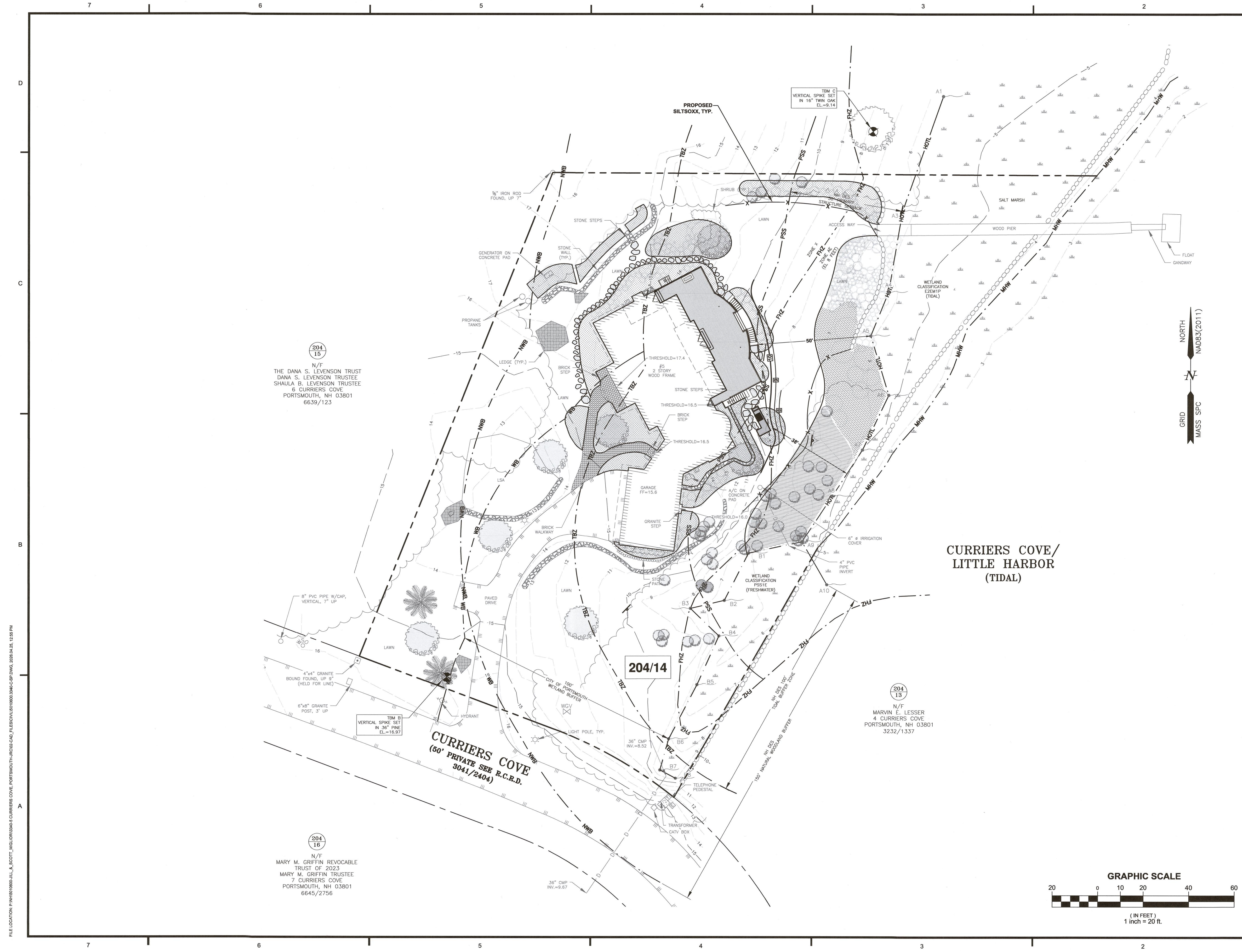
PROJECT
MIGLIORI RESIDENCE
 5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

TITLE
PROPOSED SITE PLAN

DATE	SCALE
MARCH 2026	1" = 20'
DRAWN BY CBA	DESIGNED BY JRC
PROJECT NO. 5010600.3340	CHECKED BY JRC
DRAWING NO. 5010600.3340	FIELD BOOK AND PAGE FB 385 PG 26
C101	
1	



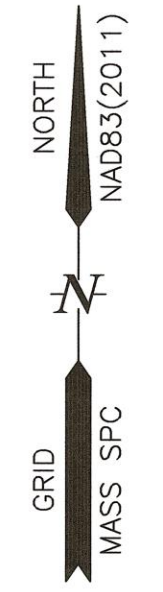
FILE LOCATION: P:\NH\010600-3340\SCOTT_MIGLIORI\3340-5_CURRIERS_COVE_PORTSMOUTH-NH\3340-CSP.DWG, 2026.04.26, 12:38 PM



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
 SCALE: 1"=200'
 MAPTECH® USGS TOPOGRAPHIC SERIES™
 ©MAPTECH®, INC. 978-933-3000
 WWW.MAPTECH.COM/TOPO

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 204 AS LOT 14.
 - 2) OWNERS OF RECORD:
 SCOTT GEORGE MIGLIORI &
 JILL LIBBY MIGLIORI
 5 CURRIERS COVE
 PORTSMOUTH, NH 03801
 6134/2679
 D-24212 (LOT 5)
 - 3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA: (PER REF. PLAN 1)
 49,418± S.F.
 1.1± ACRES
 - 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:	1 ACRE
FRONTAGE:	150 FEET
MIN. DEPTH:	200 FEET
SETBACKS	FRONT 30 FEET
	SIDE 20 FEET
	REAR 40 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	10%
MINIMUM OPEN SPACE:	50%
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) THE SUBJECT PARCEL IS ENTIRELY WITHIN THE NH DES 250' PROTECTED SHORELAND.
 - 10) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND UTILITIES ON ASSESSOR'S MAP 204 LOT 14 IN THE CITY OF PORTSMOUTH.
 - 11) PARCEL IS SUBJECT TO COVENANTS & RESTRICTIONS IN R.C.R.D. 2556/2949.



**CURRIERS COVE/
 LITTLE HARBOR
 (TIDAL)**

REV	DATE	DESCRIPTION	BY	CHK.
2	4/25/26	ADDRESSED COMMENTS	CBA	JRC
1	4/8/26	SILTISOXX ADDED	CBA	JRC
0	3/25/26	ISSUED FOR COMMENT	CBA	JRC

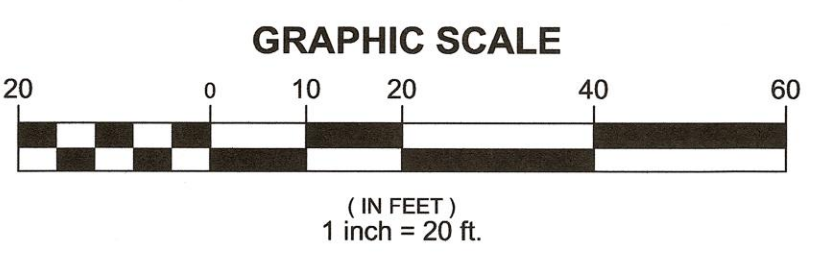
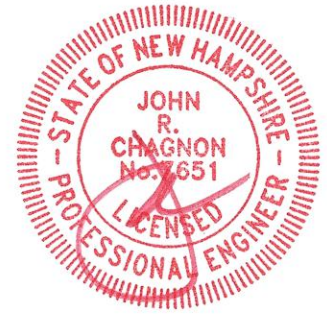
ISSUED FOR PERMITTING

HALEY WARD
 WWW.HALEYWARD.COM
 200 Griffin Rd. Unit 14
 Portsmouth, NH 03801
 603.430.9282

PROJECT
 MIGLIORI RESIDENCE
 5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

TITLE
 GRADING PLAN

DATE	MARCH 2026	SCALE	1" = 20'
DRAWN BY	CBA	DESIGNED BY	JRC
CHECKED BY	JRC	PROJECT NO.	5010600.3340
FIELD BOOK AND PAGE	FB 385 PG 26	DRAWING NO.	C102
REV.	2		



FILE LOCATION: P:\NH\0800-JLL & SCOTT MIGLIORI\33405 CURRIERS COVE PORTSMOUTH\JRC\2603.DWG, 2026.04.25, 12:38 PM

IMPACT AREAS
(WITHIN 250' SWOPA ZONE)

ZONE	PERMANENT IMPACT (SF)	TEMPORARY IMPACT (SF)
50' PRIMARY STRUCTURE	68	1,493
100' TIDAL BUFFER	1,296	1,038
250' PROTECTED SHORELAND	129	619
TOTAL	1,493	1,657

NATURAL WOODLAND CALCULATIONS AREA (S.F.)

UNALTERED NW AREA	F) 12,890
NWB TOTAL AREA	G) 26,726
25% OF TOTAL NWB	H) 6,682
DESIGNATED NW TO REMAIN	I) 6,682

*NW - NATURAL WOODLAND
*NWB - NATURAL WOODLAND BUFFER
*AREA [PER RSA 483-B:9, V(D)(2)(A)]



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
MAPTECH® USGS TOPOGRAPHIC SERIES™
SCALE: 1"=2000'
©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 204 AS LOT 14.
 - 2) OWNERS OF RECORD:
SCOTT GEORGE MIGLIORI &
JILL LIBBY MIGLIORI
5 CURRIERS COVE
PORTSMOUTH, NH 03801
6134/2679
D-24212 (LOT 5)
 - 3) PARCEL IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE JANUARY 29, 2021.
 - 4) EXISTING LOT AREA: (PER REF. PLAN 1)
49,418± S.F.
1.1± ACRES
 - 5) PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA: 1 ACRE
FRONTAGE: 150 FEET
MIN. DEPTH: 200 FEET
SETBACKS: FRONT 30 FEET, SIDE 20 FEET, REAR 40 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 10%
MINIMUM OPEN SPACE: 50%
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) THE SUBJECT PARCEL IS ENTIRELY WITHIN THE NH DES 250' PROTECTED SHORELAND.
 - 10) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED STRUCTURES ON ASSESSOR'S MAP 204 LOT 14 IN THE CITY OF PORTSMOUTH.
 - 11) PARCEL IS SUBJECT TO COVENANTS & RESTRICTIONS IN R.C.R.D. 2556/2949.



**CURRIERS COVE/
LITTLE HARBOR
(TIDAL)**

- WETLAND NOTES:**
- 1) HIGHEST OBSERVABLE TIDE LINE & WETLAND LINE DELINEATED BY STEVEN D. RIKER, CWS ON 06/18/21 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 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2019).
C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
 - 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

REV	DATE	DESCRIPTION	BY	CHK
2	4/25/26	ADDRESSED COMMENTS	CBA	JRC
1	4/8/26	TEMPORARY IMPACTS UPDATED	CBA	JRC
0	3/25/26	ISSUED FOR COMMENT	CBA	JRC

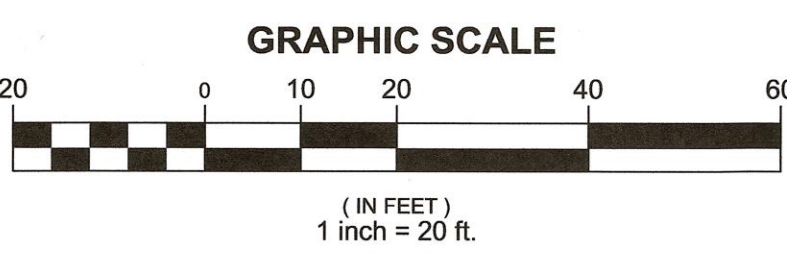
ISSUED FOR PERMITTING

HALEY WARD
200 Griffin Rd, Unit 14
Portsmouth, NH 03801
603.430.9282
WWW.HALEYWARD.COM

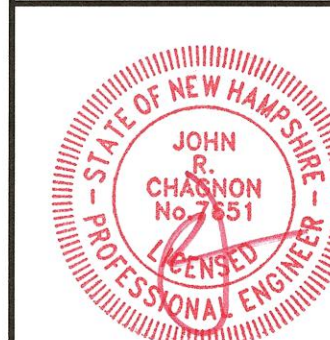
MIGLIORI RESIDENCE
5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

NHDES PERMIT PLAN

DATE	SCALE
MARCH 2026	1" = 20'
DRAWN BY: CBA	DESIGNED BY: JRC
PROJECT NO: 5010600.3340	CHECKED BY: JRC
DRAWING NO: C104	FIELD BOOK AND PAGE: FB 385 PG 26
	REV: 2



STATE OF NEW HAMPSHIRE
NO. 738
JOHN V. CHAGNON
REGISTERED PROFESSIONAL ENGINEER
SIGNATURE



FILE LOCATION: P:\NHDES\08060-JLL & SCOTT MIGLIORI\3340-CURRIERS COVE PORTSMOUTH NH\3340-CSP.DWG, 2026.04.26, 12:28 PM

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

IF REQUIRED THE CONTRACTOR SHALL OBTAIN AN NPDES PHASE II STORMWATER PERMIT AND SUBMIT A NOTICE OF INTENT (N.O.I) BEFORE BEGINNING CONSTRUCTION AND SHALL HAVE ON SITE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.) AVAILABLE FOR INSPECTION BY THE PERMITTING AUTHORITY DURING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE S.W.P.P. AND INSPECTING AND MAINTAINING ALL BMP'S CALLED FOR BY THE PLAN. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (N.O.T.) FORM TO THE REGIONAL EPA OFFICE WITHIN 30 DAYS OF FINAL STABILIZATION OF THE ENTIRE SITE OR TURNING OVER CONTROL OF THE SITE TO ANOTHER OPERATOR.

INSTALL PERIMETER CONTROLS, I.E., SILT/SOXX AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED.

PERFORM DEMOLITION.

BULLDOZE TOPSOIL INTO STOCKPILES, AND CIRCLE WITH SILT FENCING OR SILT/SOXX. IF EROSION IS EXCESSIVE, THEN COVER WITH MULCH.

INSTALL DECK AND STAIRS

CONSTRUCT SITE IMPROVEMENTS

FINISH ALL REMAINING LANDSCAPED WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE". THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

DUST CONTROL: IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILT FENCES AND SILT/SOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILT FENCES AND SILT/SOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

AVOID THE USE OF FUTURE OPEN SPACES (LOAM AND SEED AREAS) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE THE ROADBEDS OF FUTURE ACCESS DRIVES AND PARKING AREAS.

ADDITIONAL TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS—CONSTRUCT SILT FENCE OR SILT/SOXX AROUND TOPSOIL STOCKPILE.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL. STUMPS SHALL BE DISPOSED OF IN AN APPROVED FACILITY.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. ALL CUT AND FILL SLOPES SHALL BE SEED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
 - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
 - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED

VEGETATIVE PRACTICE

FOR PERMANENT MEASURES AND PLANTINGS:
 APPLY NOFA STANDARDS

SEED SHALL BE SOWN AT THE RATES SHOWN IN THE TABLE BELOW. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH. HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE, AND SHALL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

SEED WITH BUFFER PLANTING FROM PIERSON NURSERIES (207) 499-2994

FOR TEMPORARY PROTECTION OF DISTURBED AREAS:
 MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:
 PERENNIAL RYE: 0.7 LBS/1,000 S.F.
 MULCH: 1.5 TONS/ACRE

MAINTENANCE AND PROTECTION

THE CONTRACTOR SHALL MAINTAIN ALL LOAM & SEED AREAS UNTIL FINAL ACCEPTANCE AT THE COMPLETION OF THE CONTRACT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF STONES AND OTHER FOREIGN OBJECTS OVER 1/2 INCHES IN DIAMETER WHICH MAY APPEAR AND THE FIRST TWO (2) CUTTINGS OF GRASS NO CLOSER THEN TEN (10) DAYS APART. THE FIRST CUTTING SHALL BE ACCOMPLISHED WHEN THE GRASS IS FROM 2 1/2 TO 3 INCHES HIGH. ALL BARE AND DEAD SPOTS WHICH BECOME APPARENT SHALL BE PROPERLY PREPARED, LIMED AND FERTILIZED, AND RESEEDED BY THE CONTRACTOR AT HIS EXPENSE AS MANY TIMES AS NECESSARY TO SECURE GOOD GROWTH. THE ENTIRE AREA SHALL BE MAINTAINED, WATERED AND CUT UNTIL ACCEPTANCE OF THE LAWN BY THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL TAKE WHATEVER MEASURES ARE NECESSARY TO PROTECT THE GRASS WHILE IT IS DEVELOPING.

TO BE ACCEPTABLE, SEEDED AREAS SHALL CONSIST OF A UNIFORM STAND OF AT LEAST 90 PERCENT ESTABLISHED PERMANENT GRASS SPECIES, WITH UNIFORM COUNT OF AT LEAST 100 PLANTS PER SQUARE FOOT.

SEEDED AREAS WILL BE FERTILIZED AND RESEEDED AS NECESSARY TO INSURE VEGETATIVE ESTABLISHMENT.

THE SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATION IS ESTABLISHED.

THE SILT FENCE OR SILT/SOXX BARRIER SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

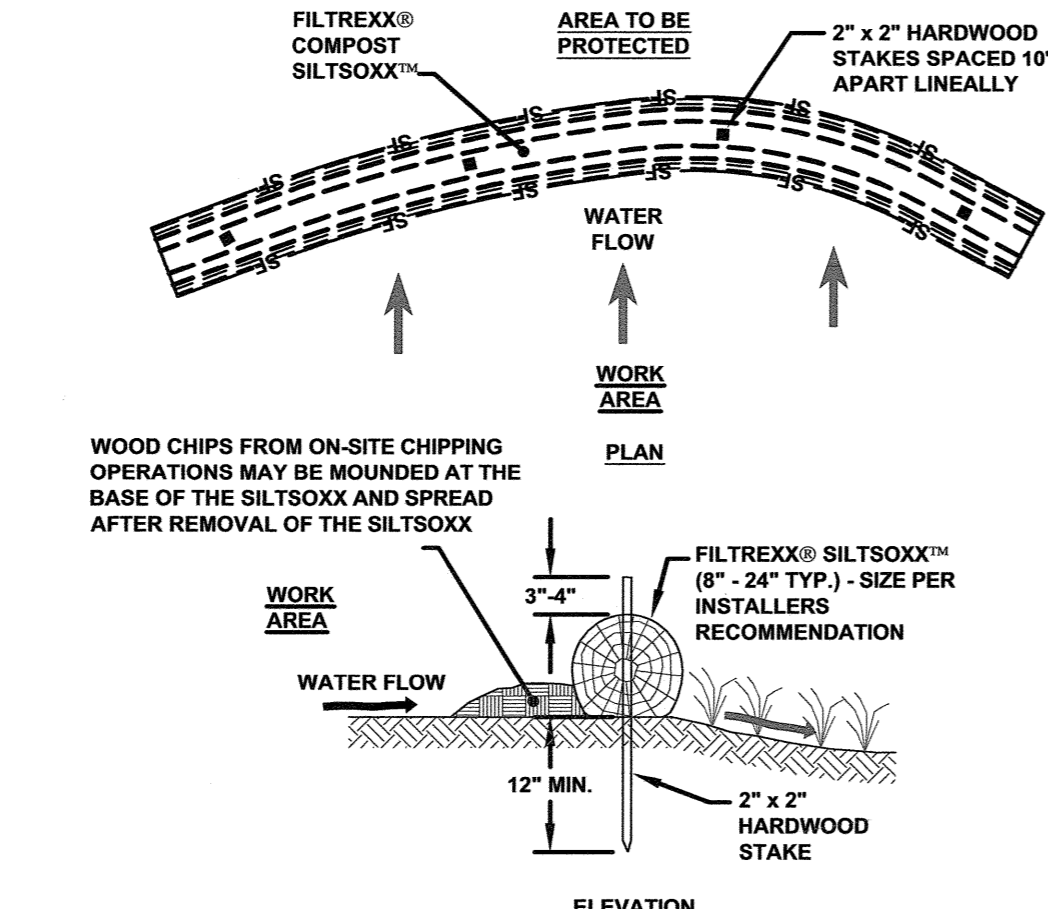
SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

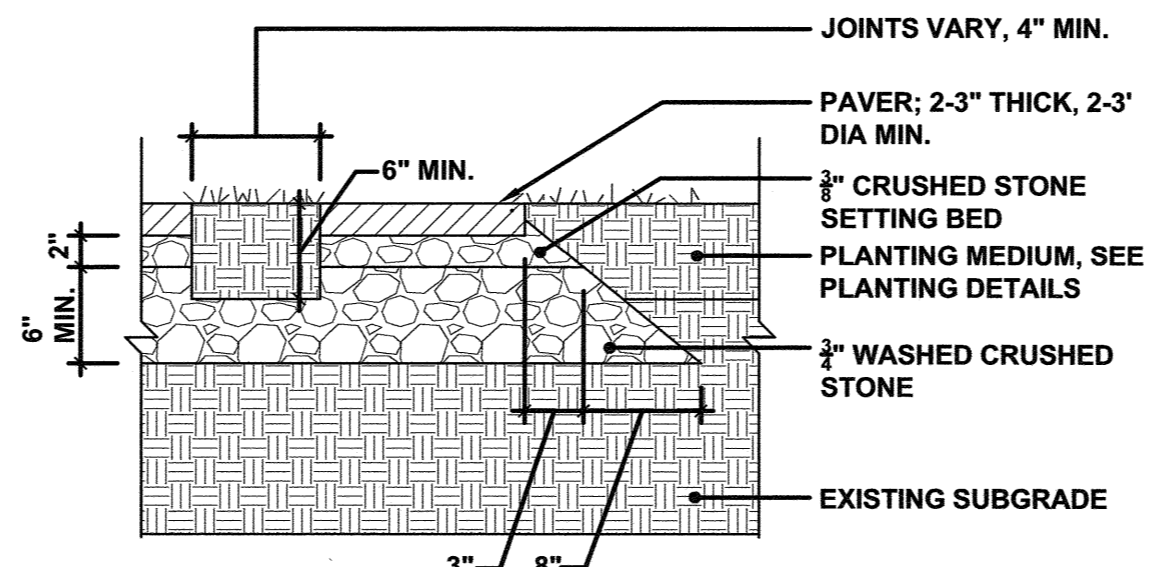
ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.

AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



- NOTES:**
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
 2. FILTREXX SYSTEM SHALL BE INSTALLED BY A CERTIFIED FILTREXX INSTALLER.
 3. THE CONTRACTOR SHALL MAINTAIN THE COMPOST FILTRATION SYSTEM IN A FUNCTIONAL CONDITION AT ALL TIMES. IT WILL BE ROUTINELY INSPECTED AND REPAIRED WHEN REQUIRED.
 4. SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES, GREATER SLOPES MAY REQUIRE ADDITIONAL PLACEMENTS.
 5. THE COMPOST FILTER MATERIAL WILL BE DISPERSED ON SITE WHEN NO LONGER REQUIRED, AS DETERMINED BY THE ENGINEER.

A FILTREXX@ SILT/SOXX™ DETAIL
 C102 N.T.S.



B STONE STEPPERS IN LAWN DETAIL
 C101 NTS

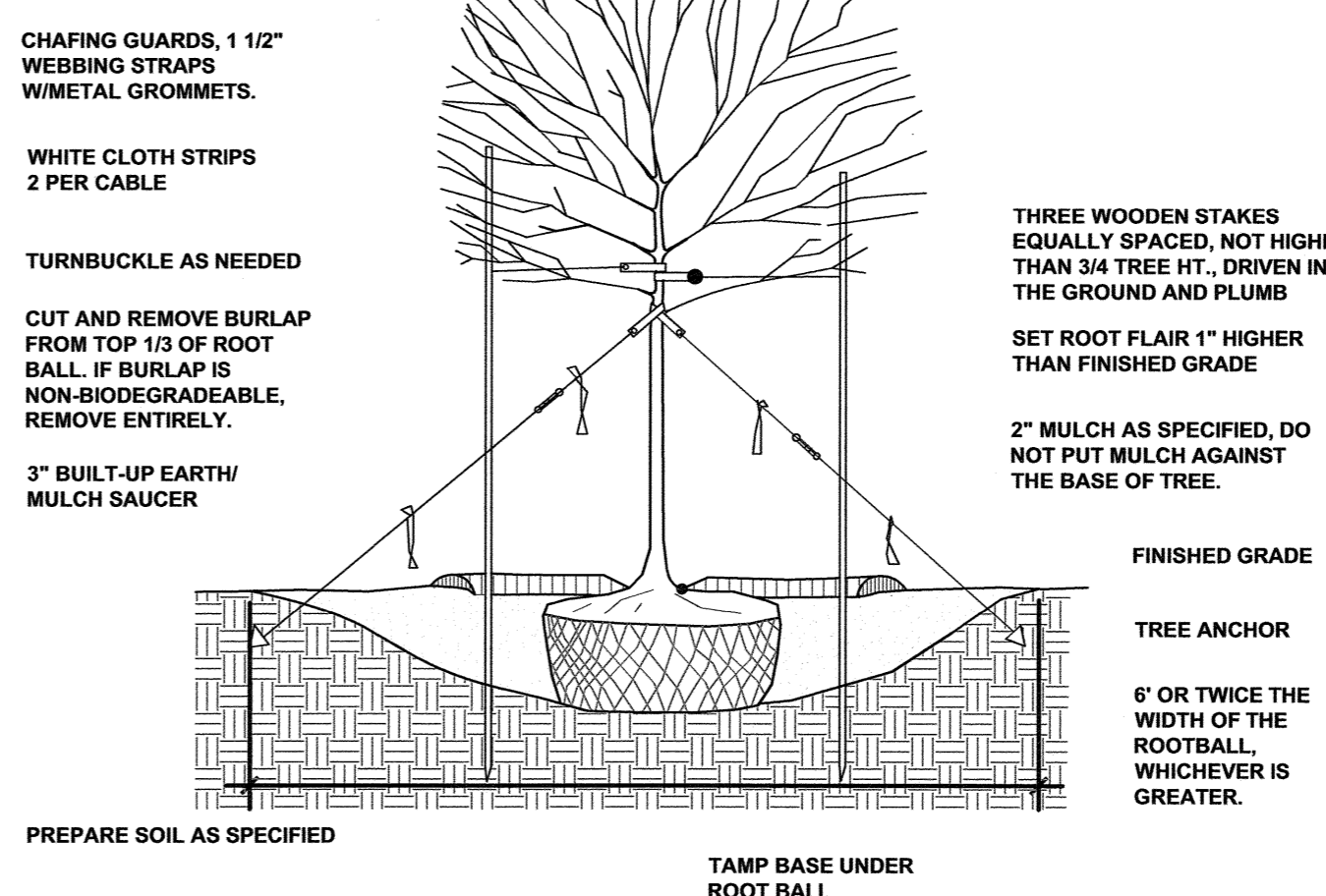


D SHRUB PLANTING DETAIL
 C103 NTS



C WETLAND BUFFER SIGN
 C101 NTS

- NOTES:**
- 1) STAKING AT CONTRACTOR'S DISCRETION
 - 2) ON TREES BELOW 3" CAL. USE WOOD STAKES
 - 3) ON TREES 4" CAL. OR GREATER USE GUYING CABLES
 - 4) IF GUYING CABLES USE 3 PER TREE MIN. AS NEEDED
 - 5) FOR PRUNING, SEE SPECIFICATIONS
 - 6) REMOVE ALL OF WIRE BASKETS ON ROOTBALL TYP.



E TREE PLANTING DETAIL
 C103 SCALE: NTS

- NOTES:**
- 1) 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 WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.
 - 2) 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.
 - 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).

0	3/19/26	ISSUED FOR COMMENT	CBA	JRC
REV	DATE	DESCRIPTION	BY	CHK.

ISSUED FOR PERMITTING

HALEY WARD
 200 Griffin Rd. Unit 14
 Portsmouth, NH 03801
 603.430.9282
 WWW.HALEYWARD.COM

PROJECT
MIGLIORI RESIDENCE
 5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE

TITLE
SITE DETAILS

DATE	MARCH 2026	SCALE	AS NOTED
DRAWN BY	CBA	DESIGNED BY	JRC
CHECKED BY	JRC	CHECKED BY	JRC
PROJECT No.	5010600.3340	FIELD BOOK AND PAGE	FB 385 PG 26
DRAWING No.	C501	REV.	0

