



25 March 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 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 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.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.22 (3)*, approximately 29.9% (7,793 SF) of the wetland buffer area that occurs on the subject lot (29,066 SF) is vegetated and occurs in a natural state.

The project also includes a planted wetland buffer enhancement area, located directly adjacent to Little Harbor, which includes the planting of 28 native shrubs, grasses, and perennials to provide a naturally vegetated buffer in an area where one does not currently exist. Please see the Buffer Planting Area and Buffer Planting Schedule on Permit Plan-Sheet C103. These plantings bring the site into conformance with the DES Shoreland Buffer Plant Score regulations. The additional plantings, comprised of native shrubs within the wetland buffer, will aid in habitat connectivity and provide a stabilization component to areas adjacent to the wetland resources.

Per the City of Portsmouth Zoning Ordinance, *Article 10.1017.25 (2)*, where the vegetated buffer strip contains grass or non-native plantings, or is otherwise not intact, the first priority of the **wetland buffer** enhancement plan shall include revegetation of the vegetated buffer strip with native, low-maintenance shrubs and other woody vegetation. A portion of the existing buffer currently **does not** exist in a natural vegetated state (see attached photo log). The applicant proposes a planting area located in an area that is currently maintained lawn directly adjacent to their shoreline of Little Harbor.



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

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

The proposed project is to construct a new deck on the existing lot on the northeastern side of the primary structure. Other site improvements include the removal of impervious surfaces, site grading to place new structures and impervious areas 2 feet above the Flood Hazard Zone elevation, a new walkway, and substantial planting and landscaping. Due to the proximity of the existing structure to the shoreline, the majority of the project will be located within the 100' City of Portsmouth Wetland Buffer. However, the applicants wish to offset these impacts through extensive plantings and buffer enhancements. Given that the existing lot currently contains a residential structure and provides a residential use, and the proposed structure is not located in the Flood Hazard Zone (base flood elevation 8), the land is reasonably suited to the use, activity, or alteration.

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

Due to the configuration of the lot, and the placement of the existing structure within the wetland buffer, there does not exist an area to propose the deck and achieve a reasonable use while avoiding the 100' City of Portsmouth Wetland Buffer. The only other location on the lot that the deck could connect to the existing structure is on the northern end. However, the placement of a deck here would require more extensive site grading, additional soil disturbance, removal of an existing stone wall and generator pad, removal of mature trees within the shoreland zone, and would result in a greater overall impervious area. Additionally, the area north of the existing structure is comprised of several ledge outcroppings and shallow soils. The current location of the deck is placed over existing disturbed areas including lawn and impervious patios. These areas will be removed during construction. We believe that the proposed deck in the proposed location provides a reasonable use and minimizes cumulative impacts to the shoreland zone and overall property.

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

We believe the proposal will not significantly impact the existing wetland resource located adjacent to the site and its current functions and values. The proposed project removes a significant amount of impervious surfaces within the fifty-foot buffer, and although the amount of impervious area removed is not equivalent to the amount of impervious area proposed, the applicant has proposed extensive planting both adjacent to the structure and to enhance the vegetative buffer strip adjacent to Little Harbor. These buffer plantings will provide additional protections that do not currently exist on the site as well as serving as a benefit to stormwater control and treatment. With the above measures being taken, the above project will improve water quality entering



the nearby wetland resource, and therefore have no adverse impact on the wetland functional values and the surrounding properties.

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

The proposed project does not include alteration of any naturally vegetated area to accommodate the construction of the new home.

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

The project represents the alternative with the least adverse impacts to areas and environments while allowing reasonable use of the property. The proposal avoids all naturally vegetated areas and construction is placed entirely on existing developed areas. The design avoids unnecessary shoreland impacts and proposes to enhance the overall vegetative state of the shoreland zone and the vegetative buffer zone with woody shrub plantings.

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

There are no areas within the vegetated buffer strip that will be impacted or altered by this project. The applicant proposes to enhance the existing vegetated buffer strip, which currently consists of a small buffer of native roses, to a buffer over twice as large comprised of woody shrubs.

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

Respectfully submitted,

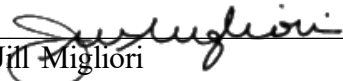
John Chagnon, PE
Project Manager
jchagnon@haleyward.com

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 3-25-26.docx

AUTHORIZATION
5 Curriers Cove, Portsmouth, New Hampshire
Proposed Deck Addition

We, Jill and Scott Migliori, hereby authorize representatives of Haley Ward, Inc., to represent our interests before land use boards of the City of Portsmouth, State of New Hampshire DES, and any other jurisdictional agency necessary to obtain permits for the above referenced property, and to submit any and all applications and materials related thereto on our behalf.

Date: 03/24/2026



Jill Migliori

Date: 03/24/2026



Scott Migliori

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

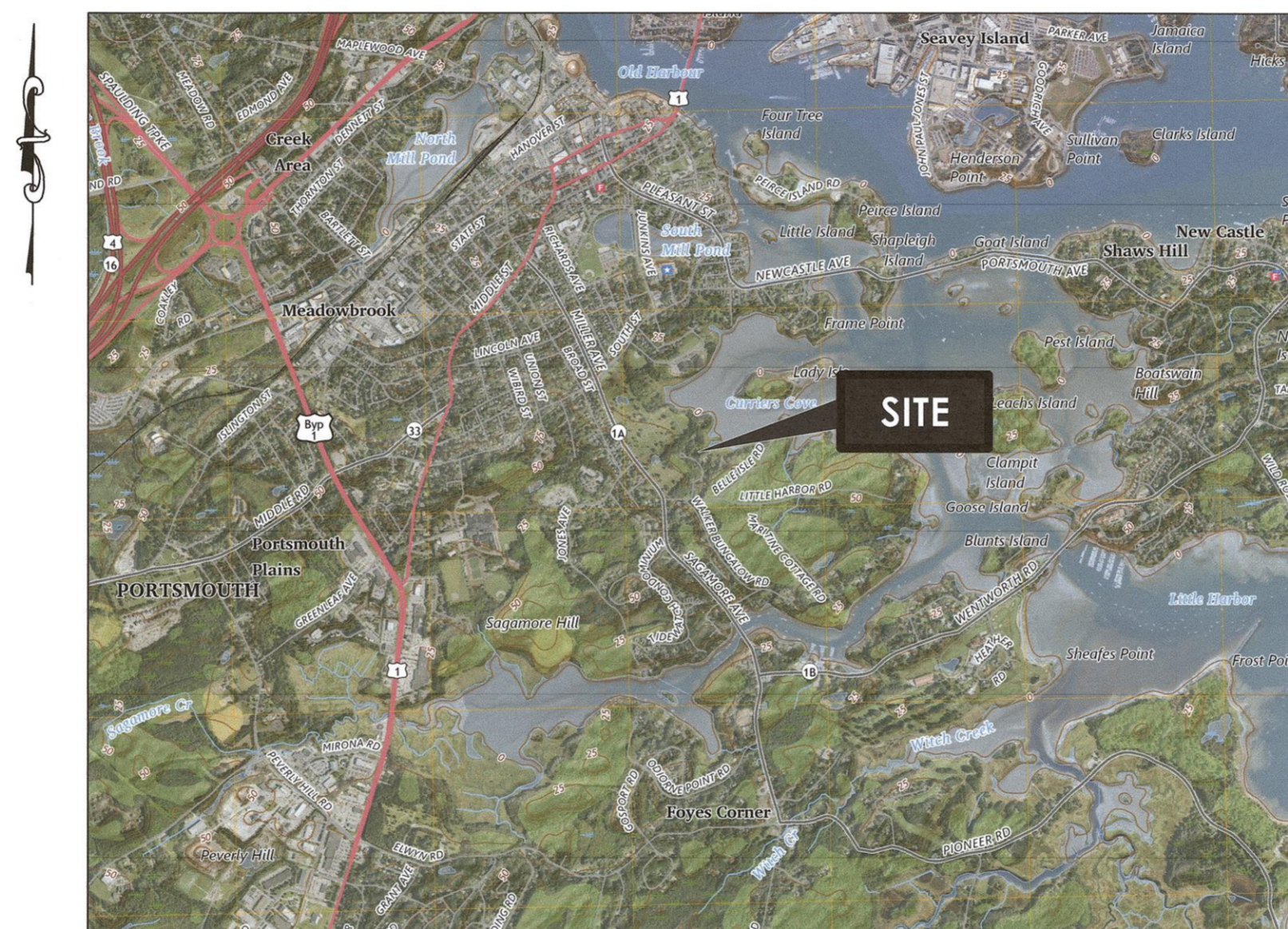
UTILITY PROVIDERS

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

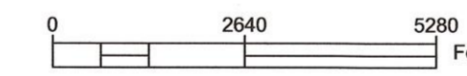
ELECTRIC:
EVERSOURCE
ATTN: NICHOLAS KOSKO
1700 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE 03801
T: 603.436.7708

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



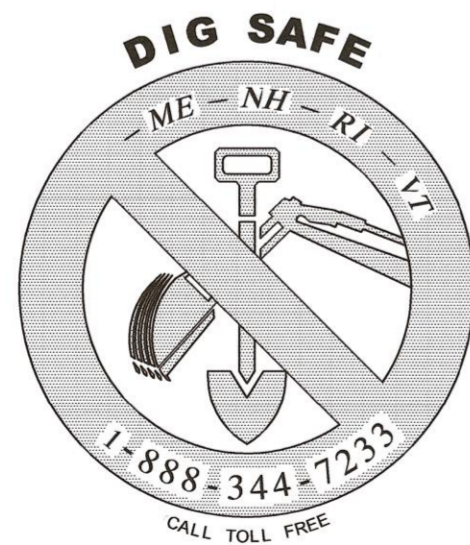
INDEX OF DRAWINGS

- 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	GAS	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	OH FND
UE	UE	UNDERGROUND ELECTRIC SUPPLY	OH SET
UGU	UGU	UNDERGROUND ELECTRIC SERVICE	
OHW	OHU	OVERHEAD ELECTRIC WIRES	
	---	RETAINING WALL	
	EP	EDGE OF PAVEMENT (EP)	
100	100	CONTOUR	ABBREVIATIONS
97x3	98x0	SPOT ELEVATION	CI
		UTILITY POLE	COP
		ELECTRIC METER	CMP
		TRANSFORMER ON CONCRETE PAD	DI
		WATER SHUT OFF/CURB STOP	PVC
		PIPE CLEANOUT	RCP
		GATE VALVE	HYD
		HYDRANT	EL
		CATCH BASIN	EP
		SEWER MANHOLE	EL
		DRAIN MANHOLE	FF
		WATER METER MANHOLE	INV
		TEST BORING	TBM
		TEST PIT	TYP
		LANDSCAPED AREA	TBR

**ISSUED FOR PERMITTING
MARCH 25, 2026**



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



HALEY WARD

www.haleyward.com

**DECK ADDITION
SITE PLANS
5 CURRIERS COVE
PORTSMOUTH, NH**

LEGEND:

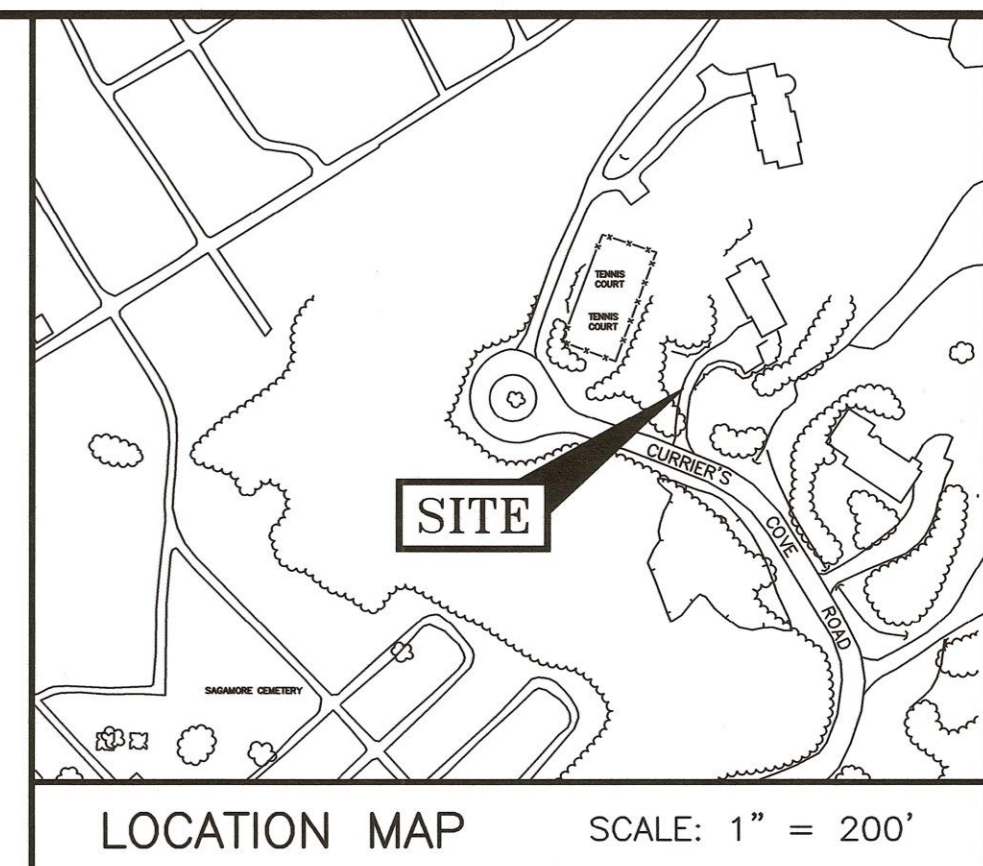
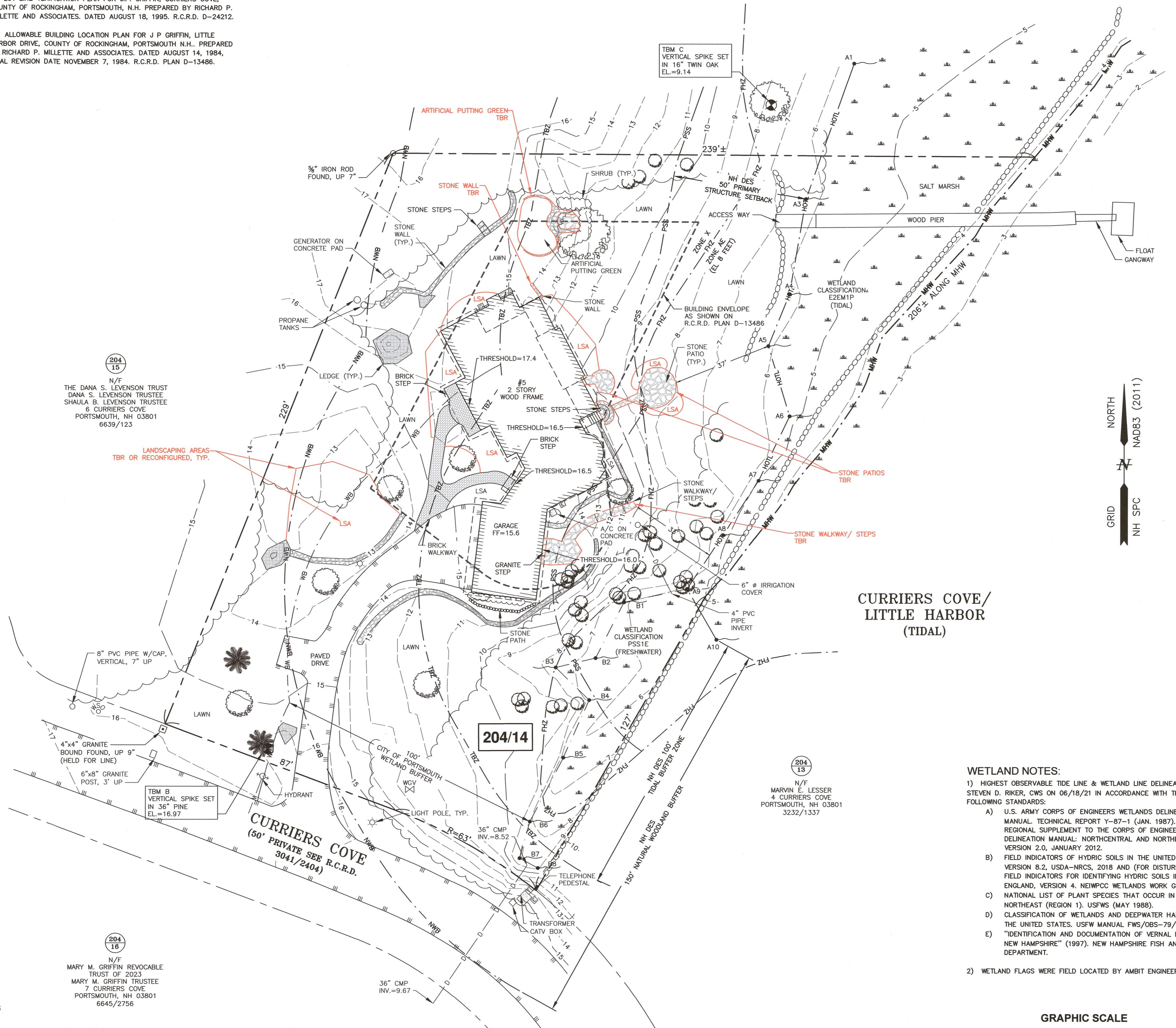
EXISTING	DESCRIPTION
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTER OF DEEDS
17/27	MAP 11 / LOT 21
---	BOUNDARY
---	SETBACK
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
○	STONE/CONCRETE BOUND FOUND
○	RAILROAD SPIKE SET
○	IRON ROD SET
○	DRILL HOLE SET
○	GRANITE BOUND SET
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	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
EL	ELEVATION
EP	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB
LSA	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:	30 FEET
FRONT 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.

- 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.

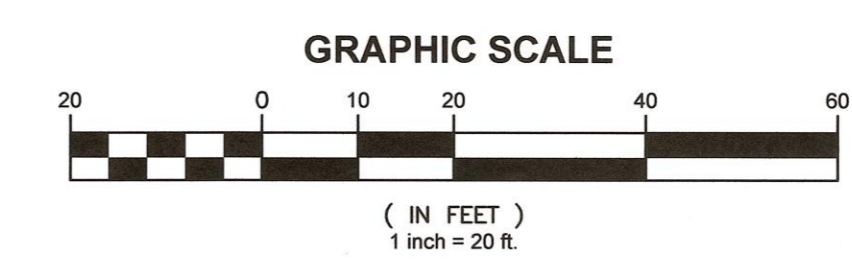
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JRC 11.4.25

JOHN R. CHAGNON, LLS 738 DATE

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

204 13
N/F
MARVIN E. LESSER
4 CURRIERS COVE
PORTSMOUTH, NH 03801
3232/1337



1	11/4/25	ISSUED FOR COMMENT	RJB	JRC
REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
SITE SURVEY				
HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING 200 Griffin Road, Unit 14 Portsmouth, NH 03801 603-430-9282 WWW.HALEYWARD.COM				
PROJECT				
MIGLIORI RESIDENCE 5 CURRIERS COVE, PORTSMOUTH, NH				
TITLE				
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.				REV.
V101				0

IMPERVIOUS SURFACE AREAS

(TO PROPERTY LINE)

STRUCTURE	EXISTING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)
MAIN STRUCTURE	3727	3727
WALKS/PATIOS	894	597
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	1210
GRILL	0	46
TOTAL	7,688	8,573
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	31
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	17
GRILL	0	46
TOTAL	469	247
LOT SIZE	10,599	10,599
% OF LOT COVERAGE	4.4%	2.3%

IMPERVIOUS SURFACE AREAS

(WITHIN PORTSMOUTH 100' WETLAND BUFFER)

STRUCTURE	EXISTING IMPERVIOUS (SF)	PROPOSED IMPERVIOUS (SF)
MAIN STRUCTURE	3,272	3,272
WALKS/PATIOS	701	185
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	1,210
GRILL	0	46
TOTAL	6,583	7,174
LOT SIZE	37,667	37,667
% OF LOT COVERAGE	17.5%	19.0%

WETLAND NOTES:

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- 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, NEIWPCC WETLANDS WORK GROUP (2019).
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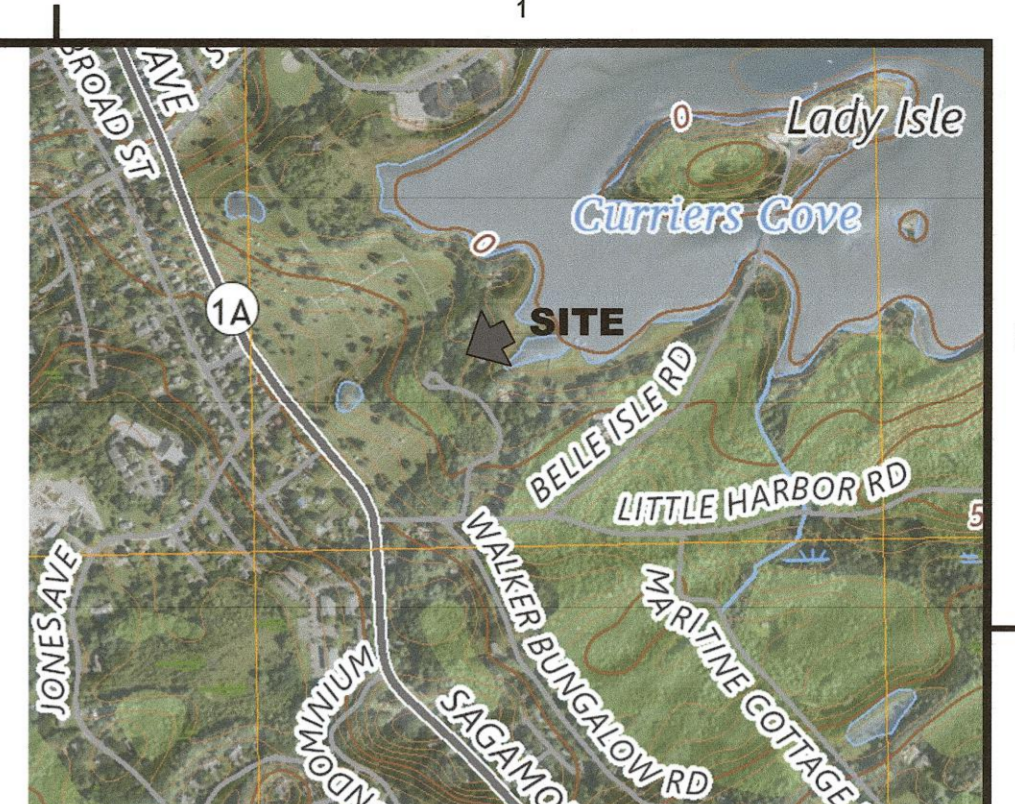
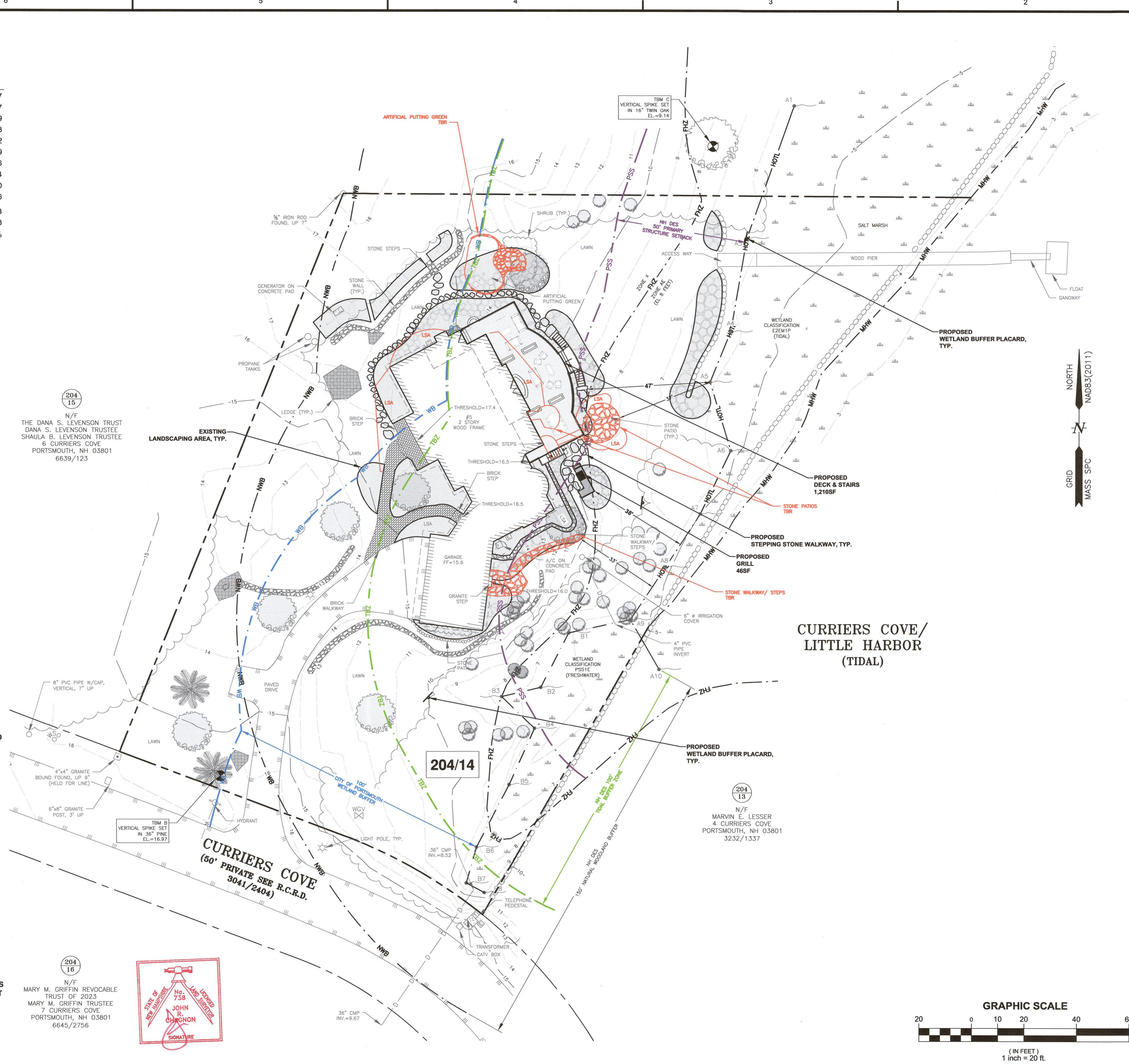
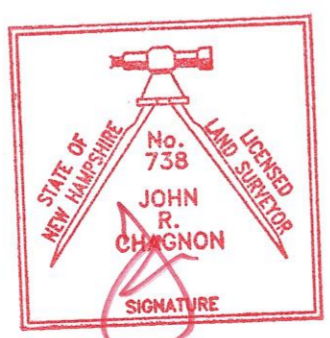
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John R. Chagnon
 JOHN R. CHAGNON, LLS 738
 DATE 3.25.26

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

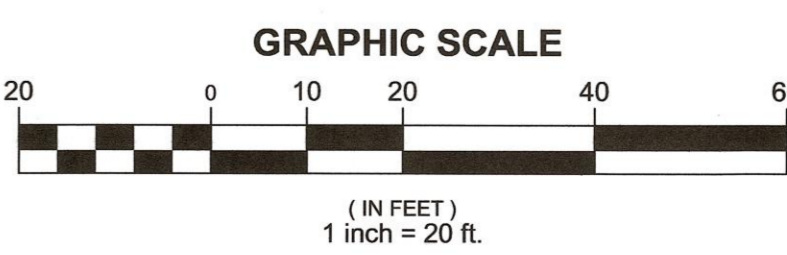
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 N/F
 MARY M. GRIFFIN REVOCABLE TRUST OF 2023
 MARY M. GRIFFIN TRUSTEE
 7 CURRIERS COVE
 PORTSMOUTH, NH 03801
 6645/2756

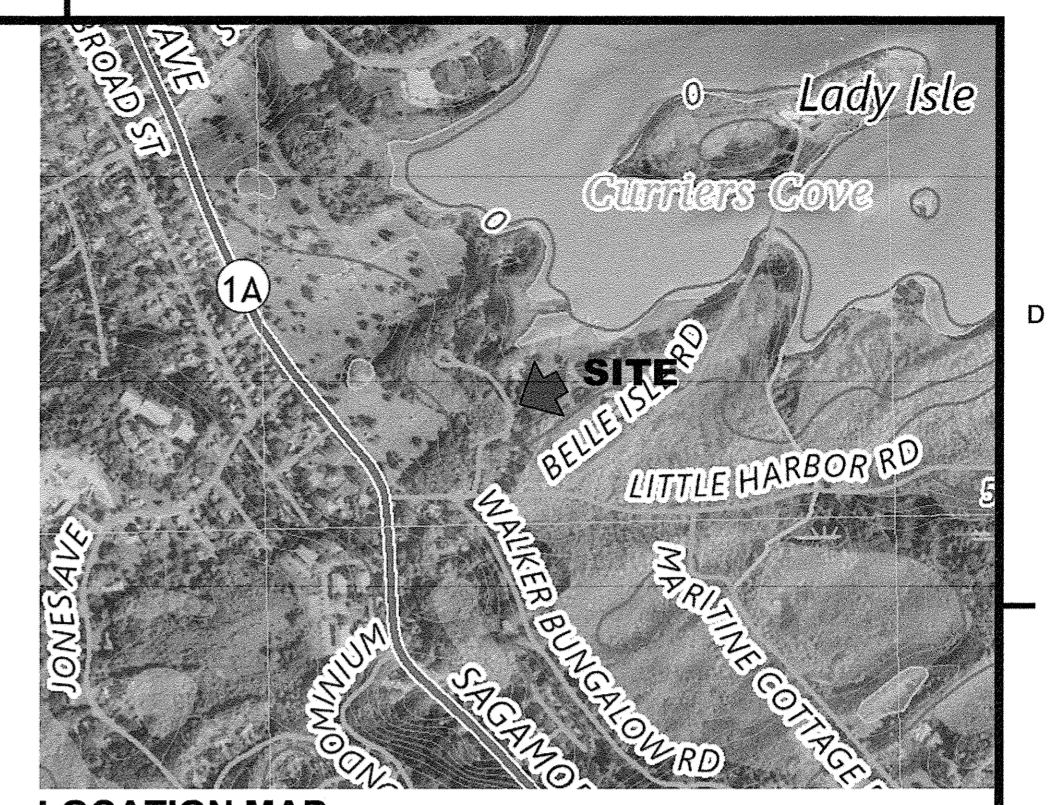
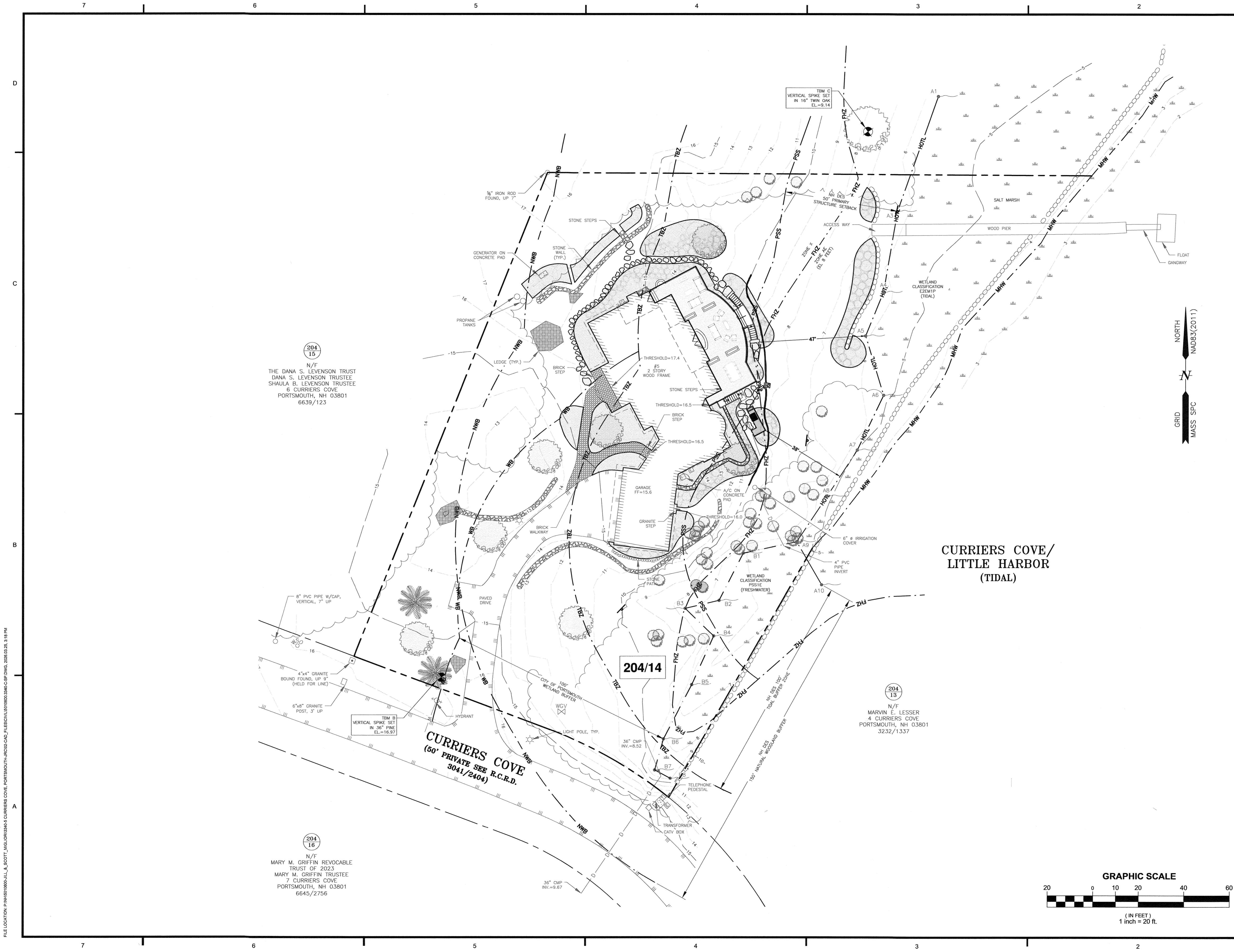


LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
 SCALE: 1"=2000'
 MAPTECH® USGS TOPOGRAPHIC SERIES™
 ©MAPTECH®, INC. 978-933-3000
 WWW.MAPTECH.COM/TOPO

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 JILL LIBBY MIGLIORI
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 - 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, MINIMUM OPEN SPACE: 35 FEET
 MAXIMUM STRUCTURE HEIGHT: 40 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.
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 - 11) PARCEL IS SUBJECT TO COVENANTS & RESTRICTIONS IN R.C.R.D. 2556/2949.

0	3/25/26	ISSUED FOR COMMENT	CBA	JRC	
REV	DATE	DESCRIPTION	BY	CHK.	
DRAWING ISSUE STATUS					
ISSUED FOR PERMITTING					
		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	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.	C101				
REV.	0				





LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
 SCALE: 1"=2000'
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 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:

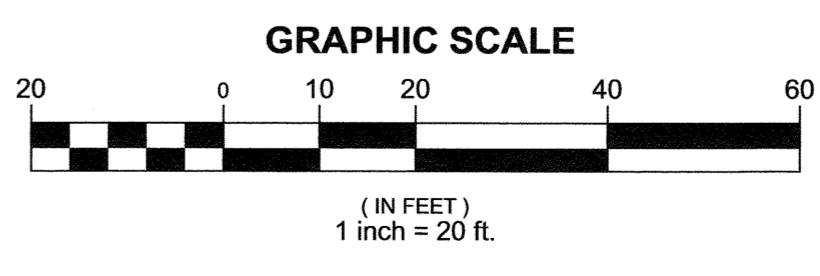
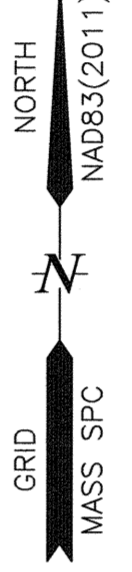
MIN. LOT AREA:	1 ACRE
FRONTAGE:	150 FEET
MIN. DEPTH:	200 FEET
SETBACKS:	
FRONT:	30 FEET
SIDE:	20 FEET
REAR:	40 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	10%
MINIMUM OPEN SPACE:	50%
 - 8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - 9) THE SUBJECT PARCEL IS ENTIRELY WITHIN THE NH DES 250' PROTECTED SHORELAND.
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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

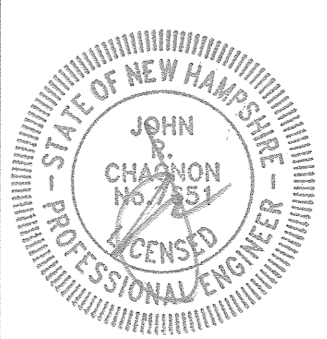
204
13
N/F
 MARVIN E. LESSER
 4 CURRIERS COVE
 PORTSMOUTH, NH 03801
 3232/1337

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

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



0	3/25/26	ISSUED FOR COMMENT	CBA	JRC
REV	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
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				
GRADING PLAN				
DATE		SCALE		
MARCH 2026		1" = 20'		
DRAWN BY	DESIGNED BY	CHECKED BY		
CBA	JRC	JRC		
PROJECT No.	FIELD BOOK AND PAGE			
5010600.3340	FB 385 PG 26			
DRAWING No.	REV.			
C102			0	



FILE LOCATION: P:\NH\010000-ILL & SCOTT\JMG\030306\05 CURRIERS COVE\PORTSMOUTH\RC\26\2026\3340-C-SP.DWG, 2026.03.26, 3:11 PM

IMPACT AREAS
(WITHIN 250' SWQPA ZONE)

ZONE	PERMANENT IMPACT (SF)	TEMPORARY IMPACT (SF)
50' PRIMARY STRUCTURE	94	2,938
100' TIDAL BUFFER	1,305	2,367
250' PROTECTED SHORELAND	124	2,116
TOTAL	1,523	4,483

NATURAL WOODLAND CALCULATIONS
(WITHIN LOT PERIMETER)

	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(b)(2)(A)]



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000'
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 - 2) OWNERS OF RECORD:
SCOTT GEORGE MIGLIORI &
JILL LIBBY MIGLIORI
5 CURRIERS COVE
PORTSMOUTH, NH 03801
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MIN. DEPTH: 200 FEET
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**CURRIERS COVE/
LITTLE HARBOR
(TIDAL)**

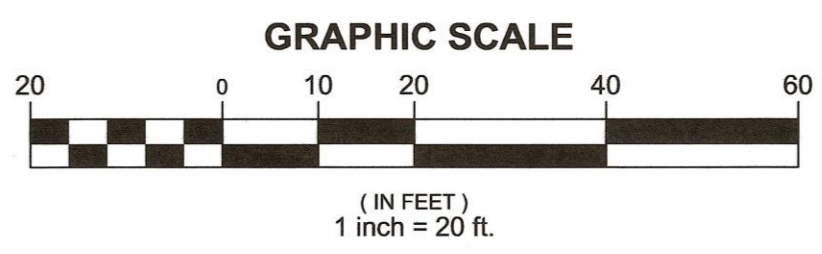
WETLAND NOTES:

- 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. NEWIPCC 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.

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

204/13
N/F
MARVIN E. LESSER
4 CURRIERS COVE
PORTSMOUTH, NH 03801
3232/1337



0	3/25/26	ISSUED FOR COMMENT	CBA	JRC
REV	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
ISSUED FOR PERMITTING				
		200 Griffin Rd. Unit 14 Portsmouth, NH 03801 603.430.9282		
PROJECT				
MIGLIORI RESIDENCE 5 CURRIERS COVE PORTSMOUTH, NEW HAMPSHIRE				
TITLE				
NHDES PERMIT PLAN				
DATE		SCALE		
MARCH 2026		1" = 20'		
DRAWN BY	DESIGNED BY	CHECKED BY		
CBA	JRC	JRC		
PROJECT No.	FIELD BOOK AND PAGE			
5010600.3340	FB 385 PG 26			
DRAWING No.	REV.			
C104				0

FILE LOCATION: P:\N\10000\0000\JLL & SCOTT MIGLIORI\3340\3340_CAD_FILES\DWG\1000000003340_CSP.DWG, 2026.03.25, 3:42 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.

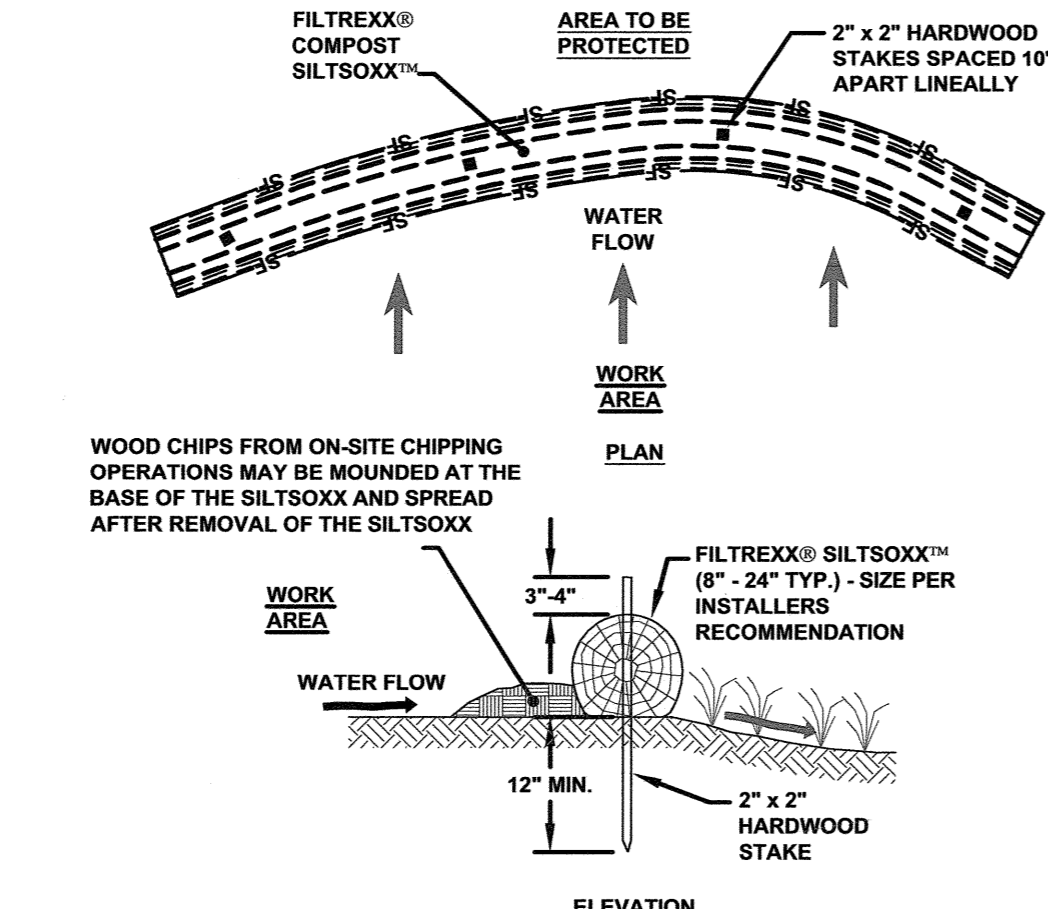
SILT FENCING AND SILT/SOXX SHALL BE REMOVED ONCE VEGETATION IS ESTABLISHED, AND DISTURBED AREAS RESULTING FROM SILT FENCE AND SILT/SOXX REMOVAL SHALL BE PERMANENTLY SEEDED.

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.

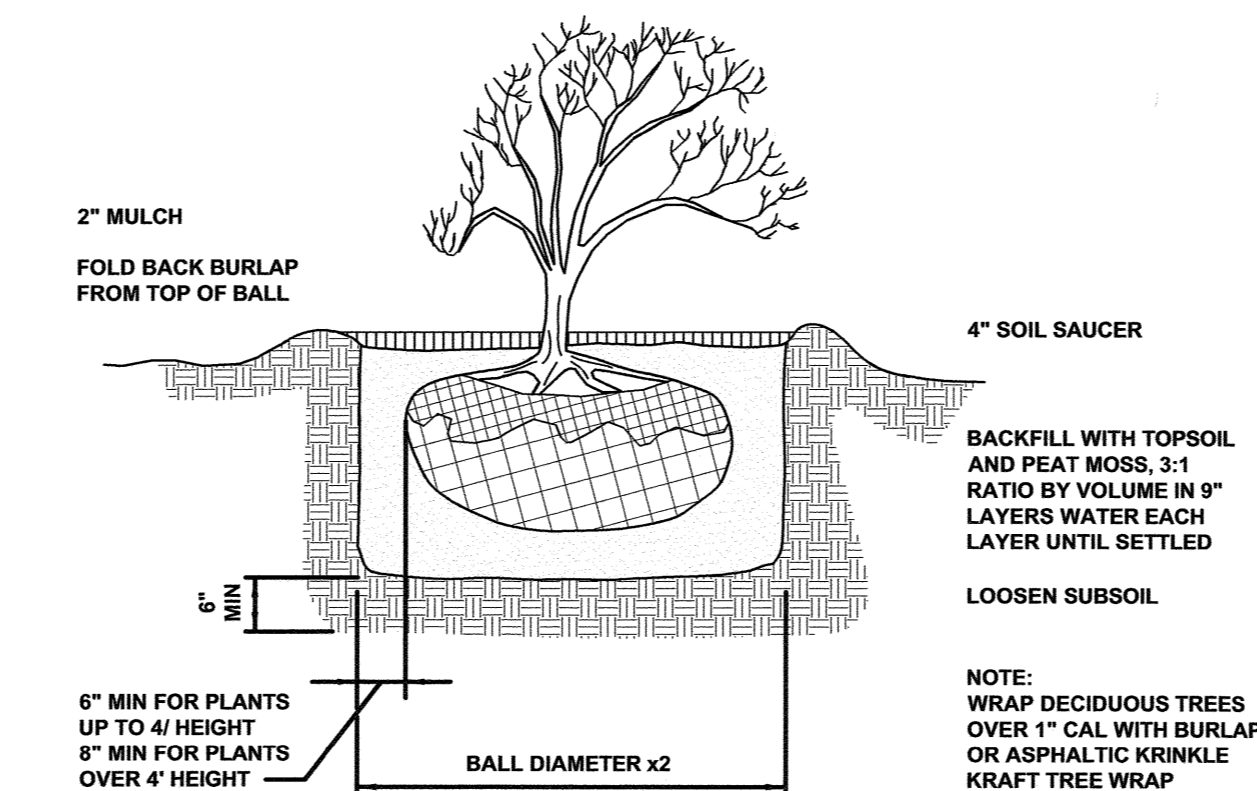
AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.



- 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.

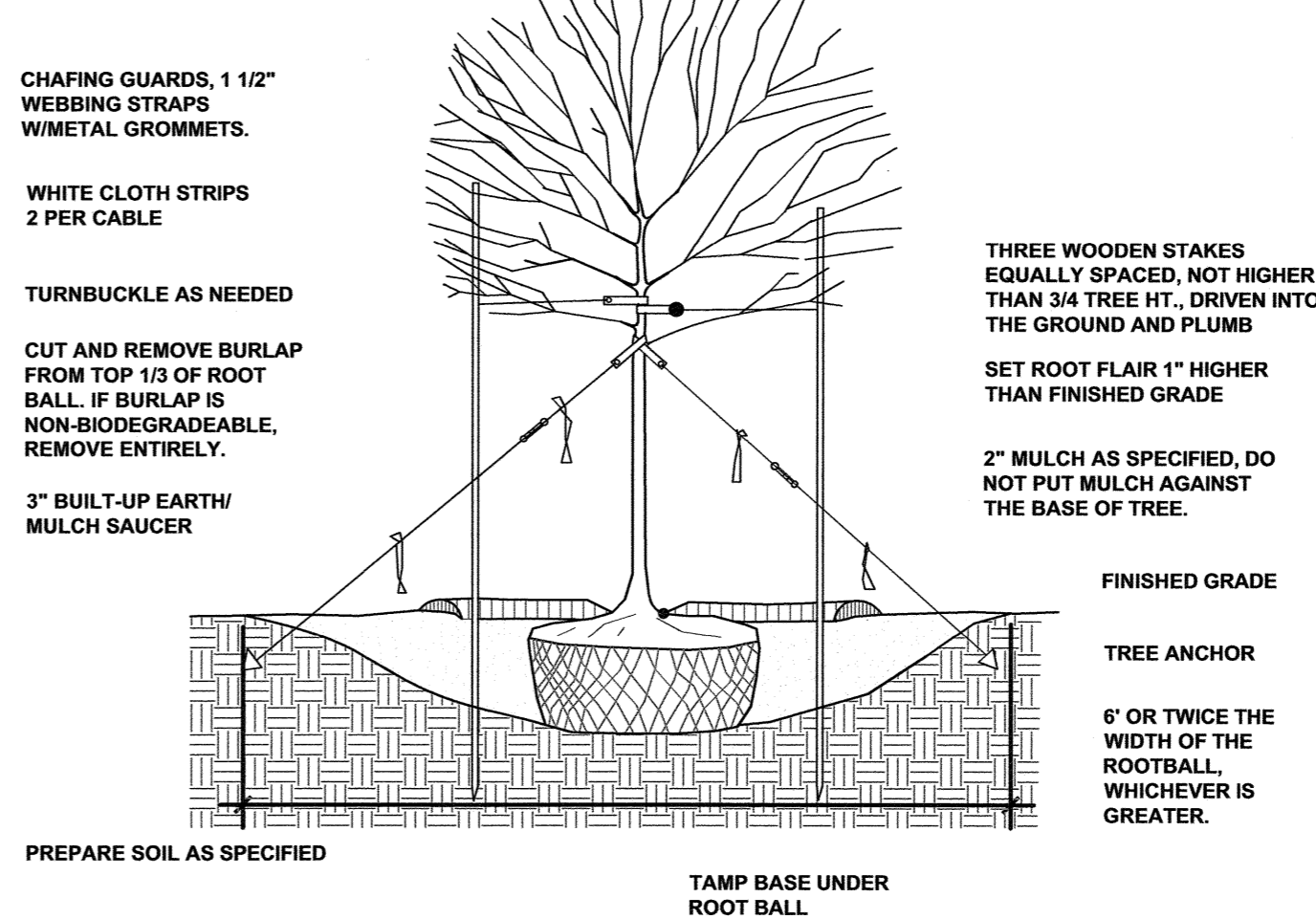
B STONE STEPPERS IN LAWN DETAIL
 C101 NTS



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

FILE LOCATION: P:\NH03010800\JILL_Scott\INTEGRIS3404_CURRIERS COVE PORTSMOUTH\INTEGRIS3404_FILTRATION\01\0800.3340\CAD\DWG_2026.03.26_2.37.PLT