

Narrative for City Land Use Application

3 Curriers Cove Pool & Pool House

My wife & I purchased the property located at 3 Curriers Cove in 2013. We started major renovations in 2017 and part of the renovation plan was to remove the current pool which was structurally compromised, and the pool house that was built in the early 1980s and update them. The general contractor at that time received a land use and building permit (#8543) to remove the pool and pool house and build new ones. The pool and house were removed in early 2018. Due to some major issues with the general contractor the pool and pool house were removed, but no progress was made on the installation of the new pool.

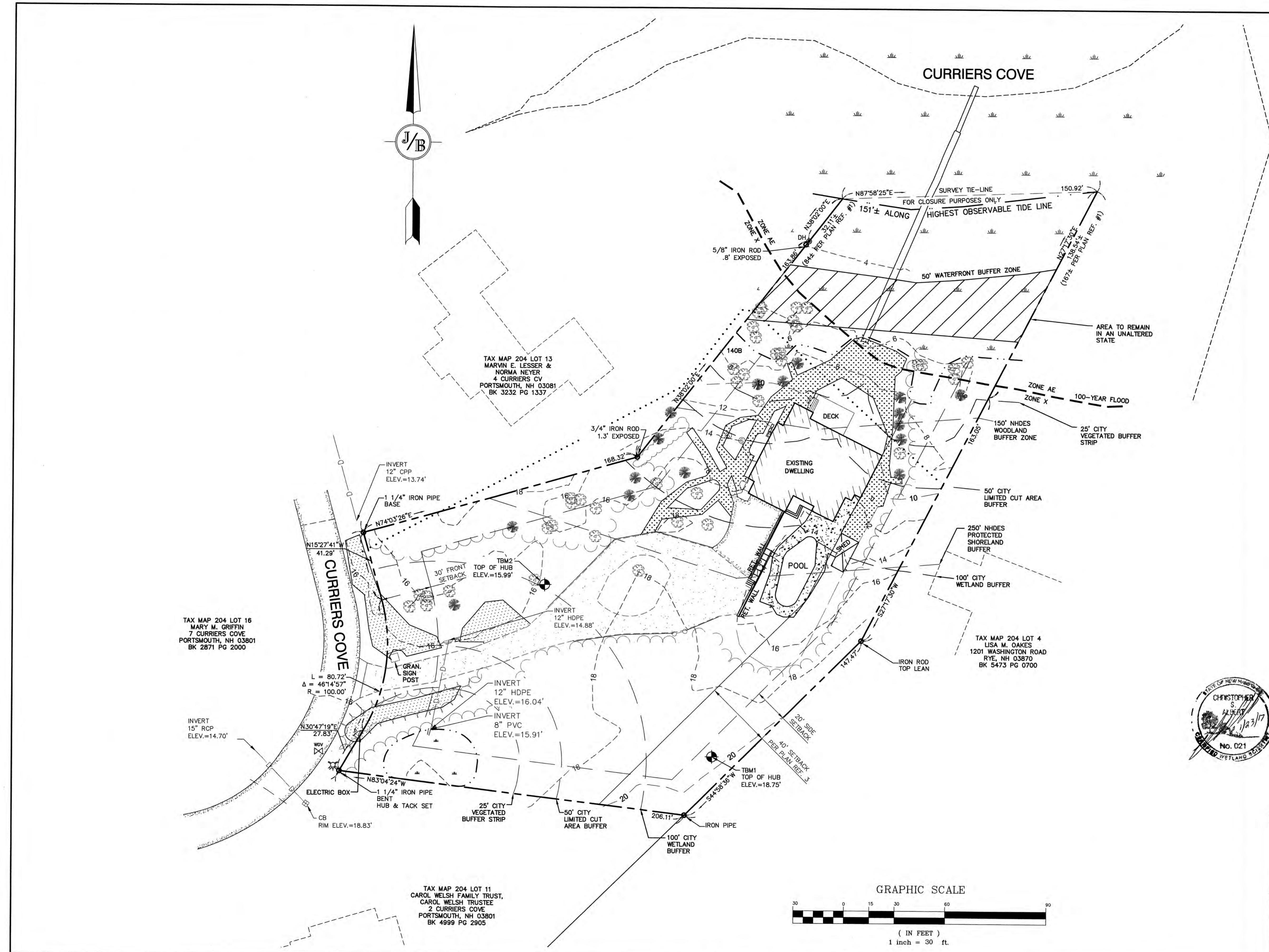
In 2019, we assembled a new team to install the pool, etc. Due to financial issues with the General Contractor, we had to delay through the summer into the spring of 2020. Of course, then COVID. The team held together and we are planning to do the work in 2021.

The City rules required that we start a new application for the Land Use and Building permits. We started the process in April and are in that process.

The layout and plans for the pool and pool house have not changed since 2018. We did add more landscaping to the east side of the pool and property. We are required to add a fence for the pool area for safety reasons and in addition we are adding new plantings.

There is a 40' buffer to the west of our property line which we will adhere to in this new installation and renovation. When we purchased the property in 2013 there was nothing about this buffer in the title deed with the City. We were informed of this buffer in 2017 from various people including Jones & Beach, our surveyors. This buffer was never included or mentioned in the title deed of the property, but was found in some obscure documents. The original pool and pool house, built in the 80s were well inside that 40' buffer and had been for decades. We want to adhere to the 40' buffer for the benefit of the natural beauty of the area and also for our neighbor that borders that property; plus there is no reason to build anything in the buffer. The pool and pool house fit well within the boundary.

Custom Pools will be installing the pool and Triad Associates will be doing the hardscaping work and wall maintenance and drainage. IKON Construction will manage the Pool House construction.



EXISTING CONDITIONS NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 204, LOT 12.
2. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
3. VERTICAL DATUM: NGVD 29. HORIZONTAL DATUM: MAGNETIC.
4. BASE ELEVATION WAS ESTABLISHED THROUGH MULTIPLE GPS POST PROCESS OBSERVATIONS AND WAS REDUCED TO THE NGVD 29 DATUM BY THE NATIONAL GEODETIC SURVEY OPUS SOFTWARE.
5. SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN 3 FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONES. REFERENCE FEMA COMMUNITY PANEL NO. 330139 0269 E, DATED MAY 17, 2005. ZONE AE - BASE FLOOD ELEVATIONS DETERMINED AS EL. 9. ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA LINES SHOWN HEREON HAVE BEEN DIGITIZED DIRECTLY FROM THE ABOVE REFERENCED PANEL.
6. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY CHRISTOPHER ALBERT OF JONES & BEACH ENGINEERS DURING SUMMER 2016, USING HAND AUGERS AND IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - a. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - b. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - c. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - d. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

PLAN REFERENCES:

1. "LOT LINE VERIFICATION PLAN FOR J.P. GRIFFIN CURRIERS COVE COUNTY OF ROCKINGHAM PORTSMOUTH NH"; BY RICHARD P. MILLETTE AND ASSOCIATES CIVIL ENGINEERS AND LAND SURVEYORS; DATED 9/26/95. RECORDED AT R.C.R.D. AS PLAN D-24212.
2. "ALLOWABLE BUILDING LOCATION PLAN FOR J.P. GRIFFIN LITTLE HARBOR DRIVE COUNTY OF ROCKINGHAM PORTSMOUTH NH"; BY RICHARD P. MILLETTE AND ASSOCIATES CIVIL ENGINEERS AND LAND SURVEYORS; DATED 4/15/85. RECORDED AT R.C.R.D. AS PLAN D-13486.
3. "SUBDIVISION PLAN FOR J.P. GRIFFIN OFF LITTLE HARBOR DRIVE COUNTY OF ROCKINGHAM PORTSMOUTH NH"; BY RICHARD P. MILLETTE AND ASSOCIATES CIVIL ENGINEERS AND LAND SURVEYORS; DATED 12/21/81. RECORDED AT R.C.R.D. AS PLAN D-10554.

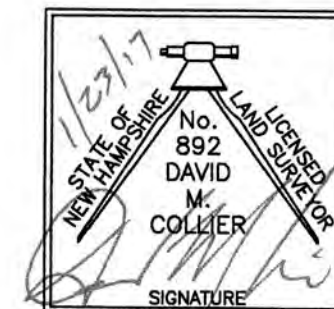
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 1/23/17

APPROVED - TOWN, STATE
PLANNING BOARD

PROJECT PARCEL
TOWN OF PORTSMOUTH
TAX MAP 204, LOT 12

APPLICANT/OWNER
KIT SOAVE-BAILEY
3 CURRIERS COVE
PORTSMOUTH NH, 03801

TOTAL LOT AREA
79,250± SQ. FT.
1.8± ACRES

DATE:

Plan Name:

EXISTING CONDITION PLAN

Project:

**3 CURRIERS COVE
PORTSMOUTH, NH 03801**

Owner of Record:

**KIT SOAVE-BAILEY
3 CURRIERS COVE, PORTSMOUTH, NH**

DRAWING No.

C1

SHEET 1 OF 3
JBE PROJECT NO. 13184

Design: JAC	Draft: PLB	Date: 1/23/17
Checked: JAC	Scale: 1"=30'	Project No.: 13184
Drawing Name: 13184-CURRIERS-COVE.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
4	1/23/17	REVISED PER SHORELAND APPROVAL	PLB
3	1/3/17	REVISED PER SHORELAND COMMENTS	PLB
2	11/17/16	REVISED PER CLIENT DIRECTION	PLB
1	10/25/16	REVISED BOUNDARY AND NOTES	MJS
0	10/17/16	ISSUED FOR REVIEW	PLB

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