

## **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.

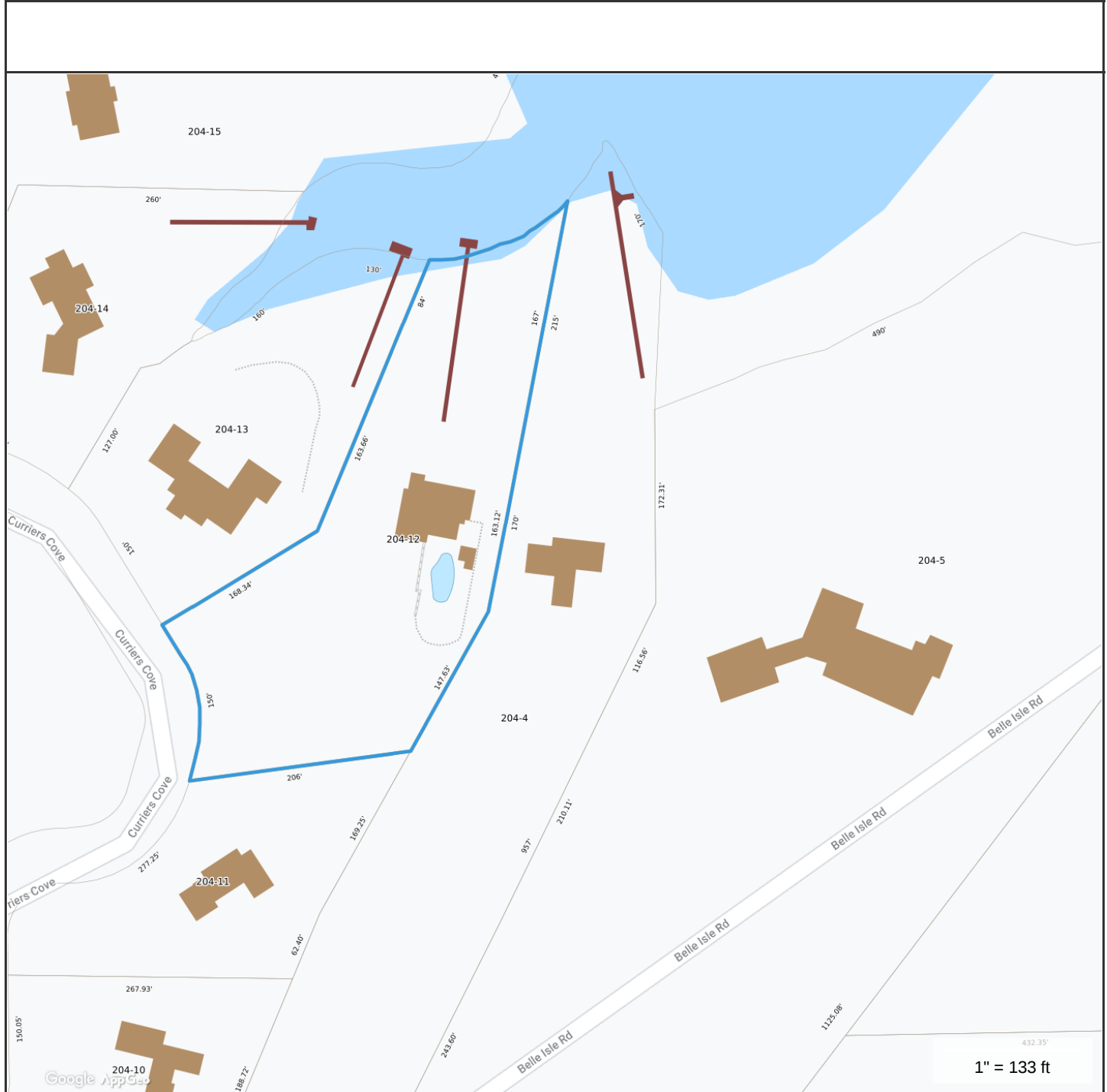
In 2019, we assembled a new team to install the pool, etc. Due to financial issues with the General Contractor, we had to delay through the summer into the spring of 2020. Of course, then COVID. The team held together and we are planning to do the work in 2021.

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.



**Property Information**

**Property ID** 0204-0012-0000  
**Location** 3 CURRIERS CV  
**Owner** BAILEY CHASE B



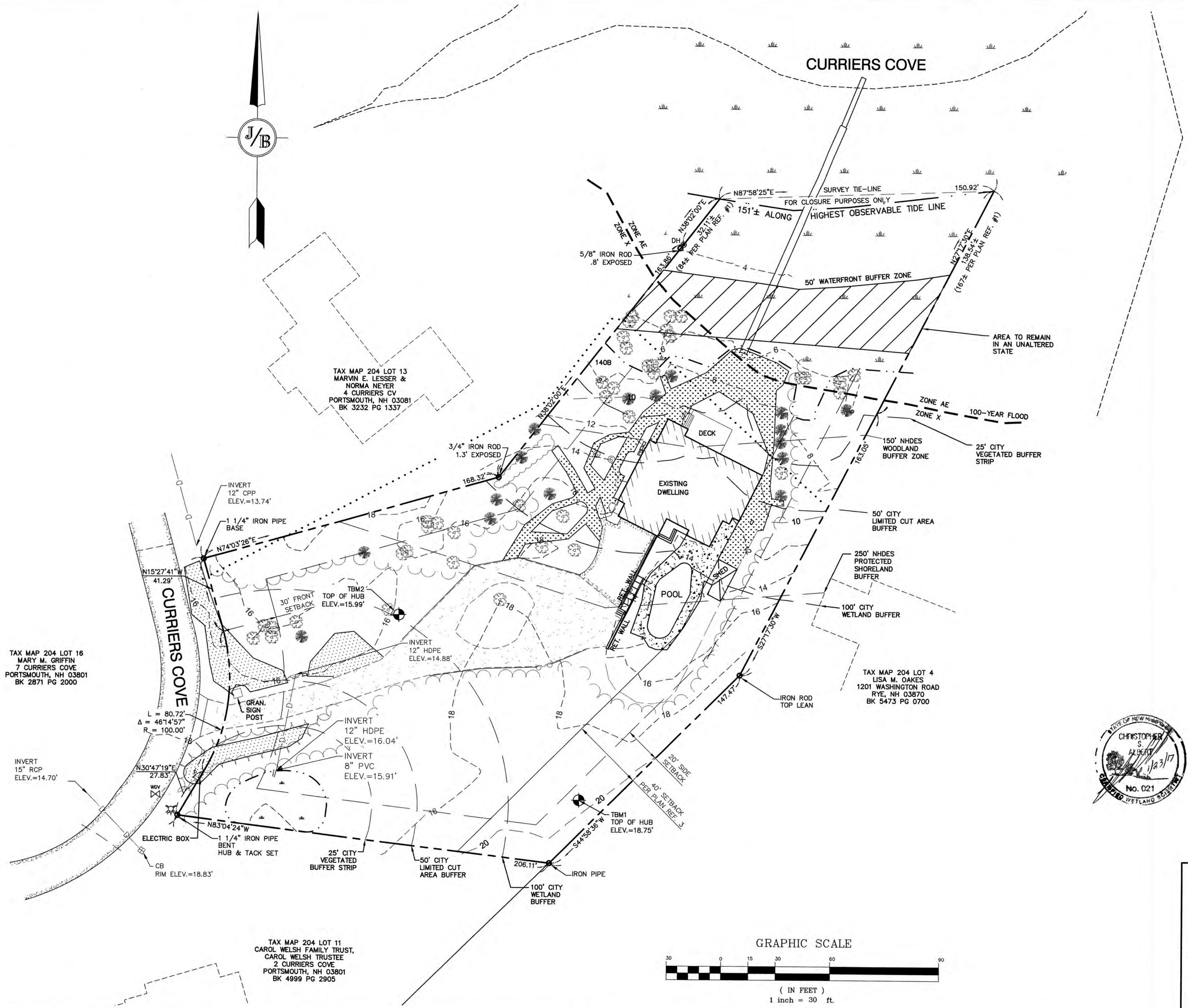
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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

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

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.





- 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.

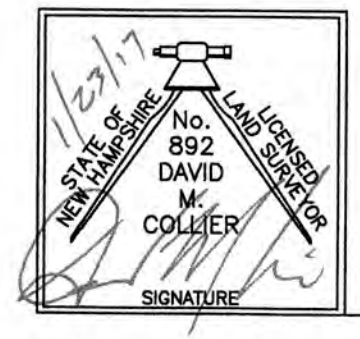
**CERTIFICATION:**

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

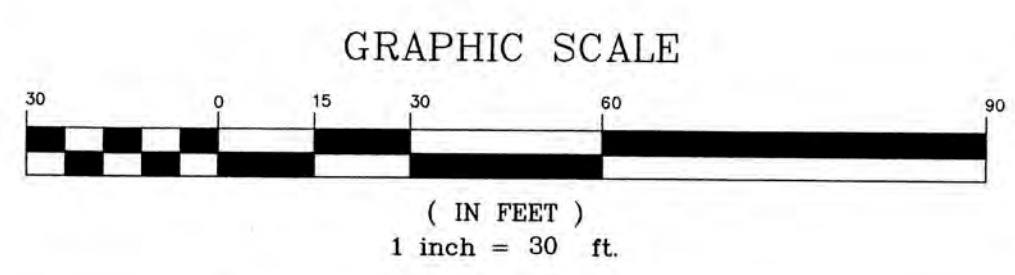
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

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 DATE: 1/23/17  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.



|   |               |                    |
|---|---------------|--------------------|
| Design: JAC   | Draft: PLB    | Date: 1/23/17      |
| Checked: JAC  | Scale: 1"=30' | Project No.: 13184 |
| Drawing Name: 13184-CURRIER-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 |

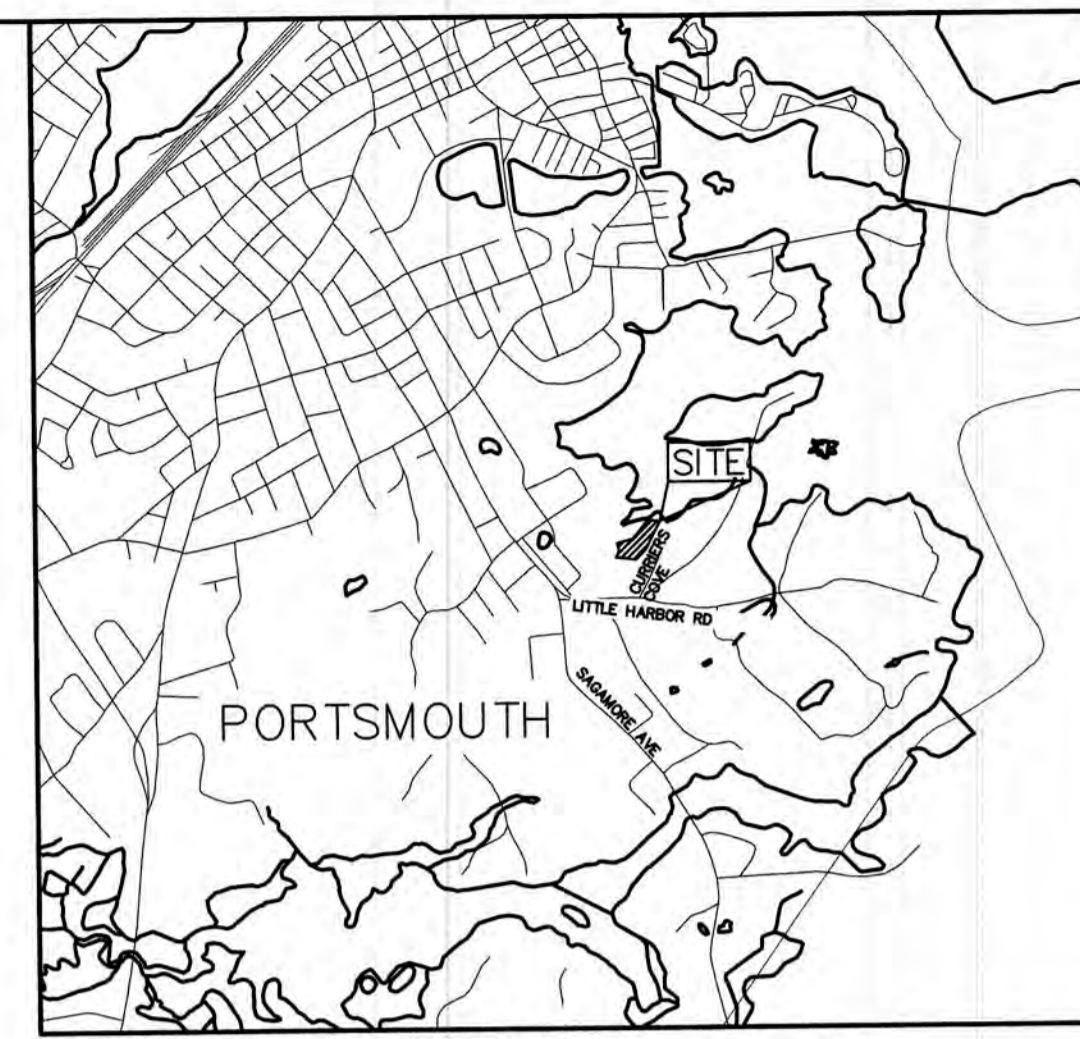
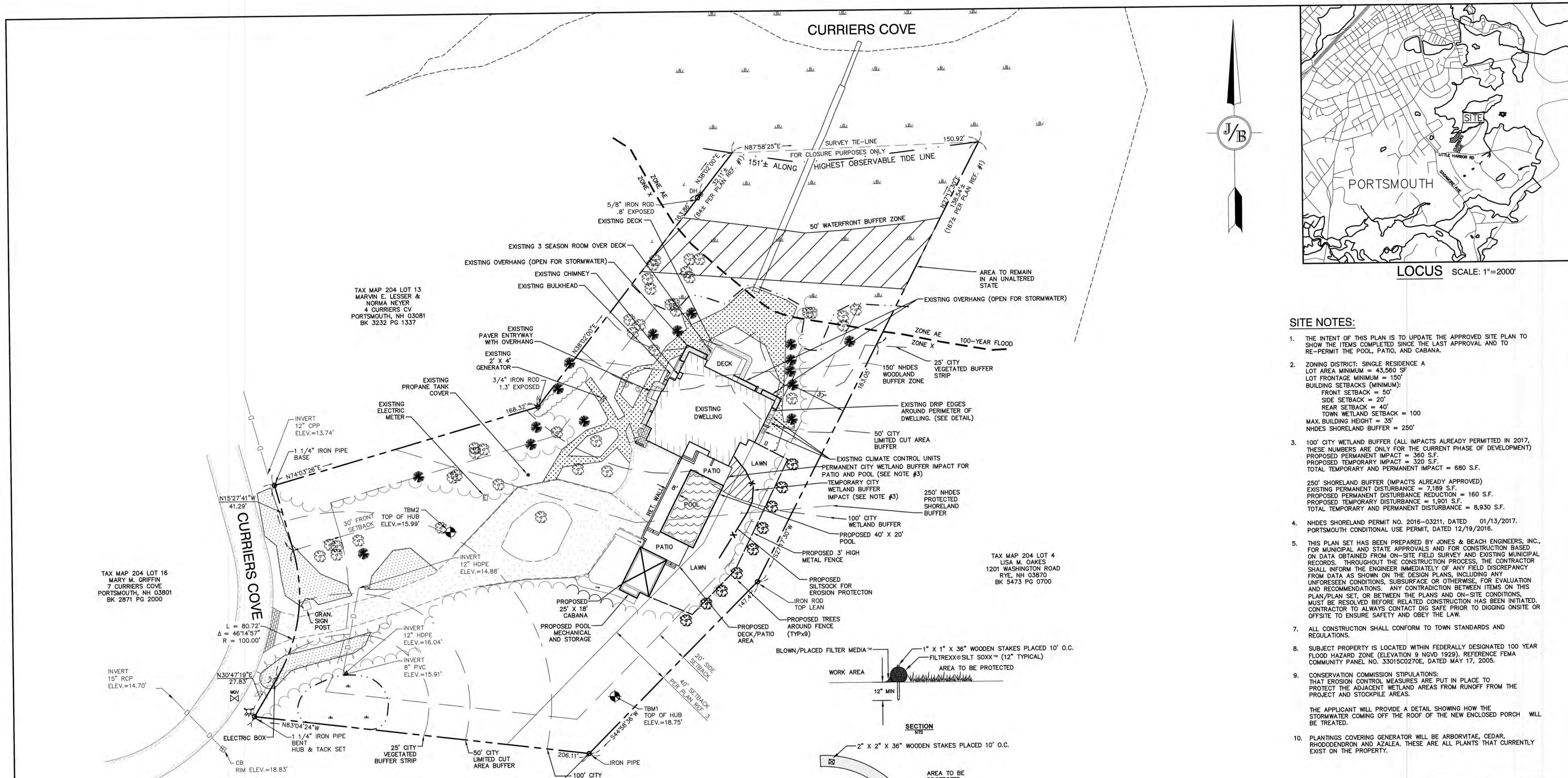
**J/B Jones & Beach Engineers, Inc.**  
 Designed and Produced in NH  
 85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

|                  |   |
|------------------|---|
| Plan Name:       | <b>EXISTING CONDITION PLAN</b>                              |
| Project:         | <b>3 CURRIERS COVE<br/>PORTSMOUTH, NH 03801</b>             |
| Owner of Record: | <b>KIT SOAVE-BAILEY<br/>3 CURRIERS COVE, PORTSMOUTH, NH</b> |

|  |   |
|--|---|
| APPROVED - TOWN, STATE<br>PLANNING BOARD                                       | PROJECT PARCEL<br>TOWN OF PORTSMOUTH<br>TAX MAP 204, LOT 12 |
| APPLICANT/OWNER<br>KIT SOAVE-BAILEY<br>3 CURRIERS COVE<br>PORTSMOUTH NH, 03801 | TOTAL LOT AREA<br>79,250± SQ. FT.<br>1.8± ACRES             |

DRAWING No.  
**C1**  
SHEET 1 OF 3  
JBE PROJECT NO. 13184

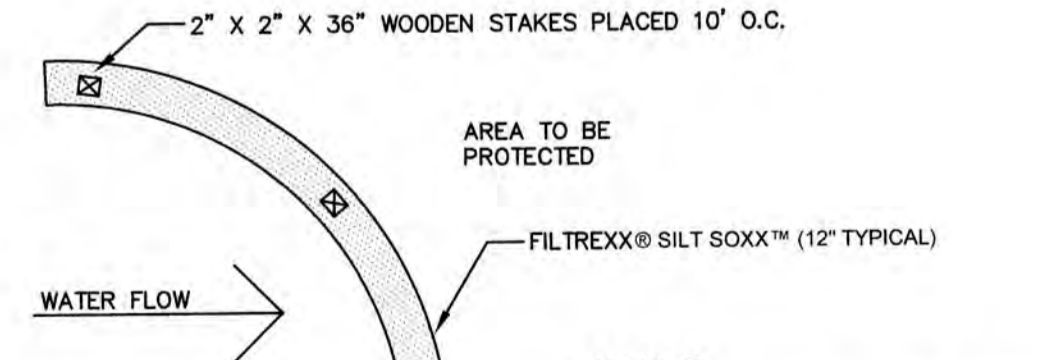
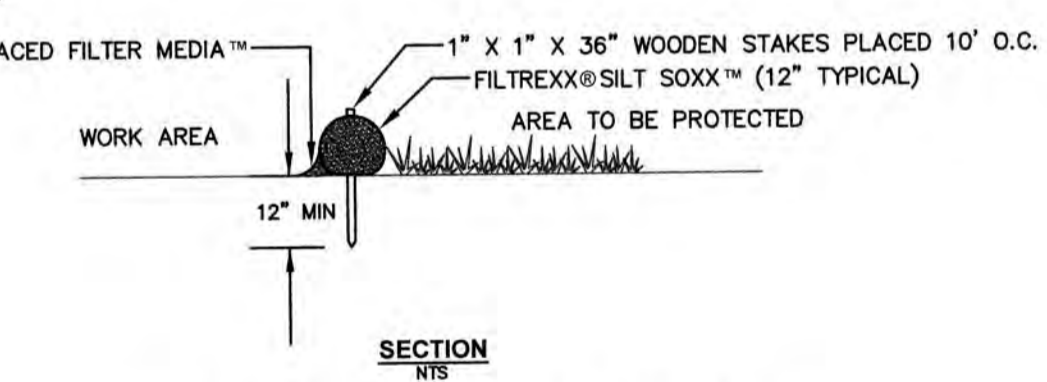




LOCUS SCALE: 1"=2000'

**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO UPDATE THE APPROVED SITE PLAN TO SHOW THE ITEMS COMPLETED SINCE THE LAST APPROVAL AND TO RE-PERMIT THE POOL, PATIO, AND CABANA.
- ZONING DISTRICT: SINGLE RESIDENCE A  
 LOT AREA MINIMUM = 43,560 SF  
 LOT FRONTAGE MINIMUM = 150'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 50'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 40'  
 TOWN WETLAND SETBACK = 100'  
 MAX. BUILDING HEIGHT = 35'  
 NHDES SHORELAND BUFFER = 250'
- 100' CITY WETLAND BUFFER (ALL IMPACTS ALREADY PERMITTED IN 2017, THESE NUMBERS ARE ONLY FOR THE CURRENT PHASE OF DEVELOPMENT)  
 PROPOSED PERMANENT IMPACT = 360 S.F.  
 PROPOSED TEMPORARY IMPACT = 320 S.F.  
 TOTAL TEMPORARY AND PERMANENT IMPACT = 680 S.F.  
 250' SHORELAND BUFFER (IMPACTS ALREADY APPROVED)  
 EXISTING PERMANENT DISTURBANCE = 7,189 S.F.  
 PROPOSED PERMANENT DISTURBANCE REDUCTION = 160 S.F.  
 PROPOSED TEMPORARY DISTURBANCE = 1,901 S.F.  
 TOTAL TEMPORARY AND PERMANENT DISTURBANCE = 8,930 S.F.
- NHDES SHORELAND PERMIT NO. 2016-03211, DATED 01/13/2017. PORTSMOUTH CONDITIONAL USE PERMIT, DATED 12/19/2016.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS.
- SUBJECT PROPERTY IS LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 3301SC0270E, DATED MAY 17, 2005.
- CONSERVATION COMMISSION STIPULATIONS:  
 THAT EROSION CONTROL MEASURES ARE PUT IN PLACE TO PROTECT THE ADJACENT WETLAND AREAS FROM RUNOFF FROM THE PROJECT AND STOCKPILE AREAS.  
 THE APPLICANT WILL PROVIDE A DETAIL SHOWING HOW THE STORMWATER COMING OFF THE ROOF OF THE NEW ENCLOSED PORCH WILL BE TREATED.
- PLANTINGS COVERING GENERATOR WILL BE ARBORVITAE, CEDAR, RHODODENDRON AND AZALEA. THESE ARE ALL PLANTS THAT CURRENTLY EXIST ON THE PROPERTY.



- NOTES:**
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
  - SILT SOXX™ FILL TO MEET APPLICATION REQUIREMENTS.
  - COMPOST MATERIAL TO BE DISPersed ON SITE, AS DETERMINED BY ENGINEER.

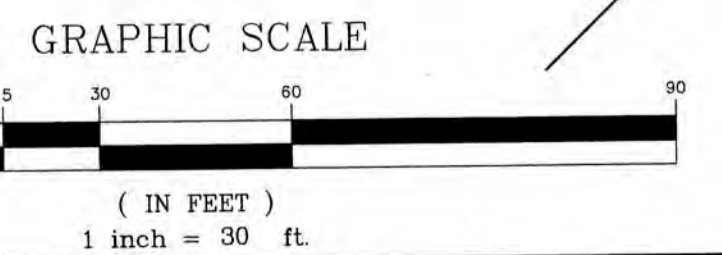
FILTREXX® SILT SOXX™  
NOT TO SCALE

TAX MAP 204 LOT 13  
MARVIN E. LESSER &  
NORMA NEYER  
4 CURRIERS COVE  
PORTSMOUTH, NH 03801  
BK 3232 PG 1337

TAX MAP 204 LOT 16  
MARY M. GRIFFIN  
7 CURRIERS COVE  
PORTSMOUTH, NH 03801  
BK 2871 PG 2000

TAX MAP 204 LOT 4  
LISA M. OAKES  
1201 WASHINGTON ROAD  
RYE, NH 03870  
BK 5473 PG 0700

TAX MAP 204 LOT 11  
CAROL WELSH FAMILY TRUST,  
CAROL WELSH TRUSTEE  
2 CURRIERS COVE  
PORTSMOUTH, NH 03801  
BK 4999 PG 2905



APPROVED - PORTSMOUTH, NH  
PLANNING BOARD

DATE: \_\_\_\_\_

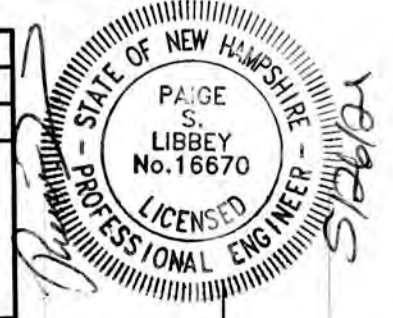
PROJECT PARCEL  
TOWN OF PORTSMOUTH  
TAX MAP 204, LOT 12

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

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

|               |                                |        |        |              |         |
|---------------|--------------------------------|--------|--------|--------------|---------|
| Design:       | JAC                            | Draft: | PLB    | Date:        | 1/23/17 |
| Checked:      | JAC                            | Scale: | 1"=30' | Project No.: | 13184   |
| Drawing Name: | 13184-CURRIER-COVE-5-21-21.dwg |        |        |              |         |

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| REV. | DATE     | REVISION                                   | BY  |
|------|----------|--|-----|
| 9    | 05/26/21 | ADDED PROPOSED FENCE AND TREES             | JAC |
| 8    | 05/24/21 | MINOR REVISIONS                            | DJM |
| 7    | 05/21/21 | UPDATE SITE PLAN                           | EAK |
| 6    | 12/7/17  | TRENCH DETAILS ADDED                       | PLB |
| 5    | 11/22/17 | REVISED POOL DESIGN AND GENERATOR ADDITION | PLB |
| REV. | DATE     | REVISION                                   | BY  |

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

|                  |   |
|------------------|---|
| Plan Name:       | <b>UPDATED SITE PLAN</b>                            |
| Project:         | 3 CURRIERS COVE<br>PORTSMOUTH, NH 03801             |
| Owner of Record: | KIT SOAVE-BAILEY<br>3 CURRIERS COVE, PORTSMOUTH, NH |

DRAWING No.

**C2**

SHEET 1 OF 2  
JBE PROJECT NO. 13184