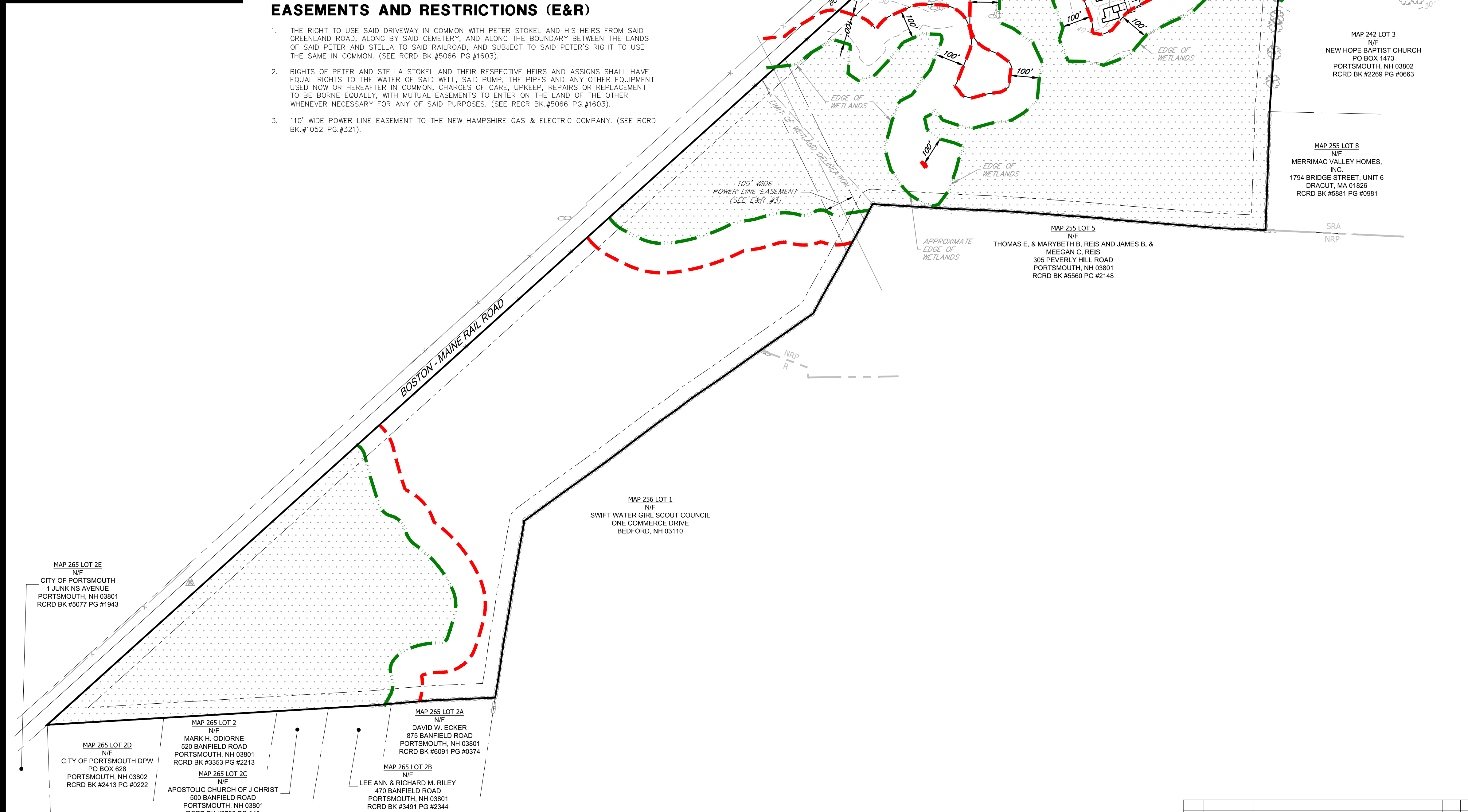


CONCEPTUAL SURVEY NOTES

1. INFORMATION DEPICTED ON THIS PLAN IS A DRAFT SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.
2. THE PARCEL IS LOCATED IN THE SINGLE RESIDENCE A (SRA) & SINGLE RESIDENCE B (SRB) ZONING DISTRICTS.
3. THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 242 AS LOT 4.
4. THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER 33015C0270E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
5. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 (GEOD12B) PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
6. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
7. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
8. WETLAND DELINEATION WAS COMPLETED BY GOVE ENVIRONMENTAL SERVICES ON FEBRUARY 18, 2020 AND REVISED ON MAY 14, 2020 IN ACCORDANCE WITH THE 1987 ARMY CORP OF ENGINEERS WETLAND MANUAL AND THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION. FIELD LOCATED BY TFMORAN, INC.

EASEMENTS AND RESTRICTIONS (E&R)

1. THE RIGHT TO USE SAID DRIVEWAY IN COMMON WITH PETER STOKEL AND HIS HEIRS FROM SAID GREENLAND ROAD, ALONG BY SAID CEMETERY, AND ALONG THE BOUNDARY BETWEEN THE LANDS OF SAID PETER AND STELLA TO SAID RAILROAD, AND SUBJECT TO SAID PETER'S RIGHT TO USE THE SAME IN COMMON. (SEE RCRD BK.#5066 PG.#1603).
2. RIGHTS OF PETER AND STELLA STOKEL AND THEIR RESPECTIVE HEIRS AND ASSIGNS SHALL HAVE EQUAL RIGHTS TO THE WATER OF SAID WELL, SAID PUMP, THE PIPES AND ANY OTHER EQUIPMENT USED NOW OR HEREAFTER IN COMMON, CHARGES OF CARE, UPKEEP, REPAIRS OR REPLACEMENT TO BE BORNE EQUALLY, WITH MUTUAL EASEMENTS TO ENTER ON THE LAND OF THE OTHER WHENEVER NECESSARY FOR ANY OF SAID PURPOSES. (SEE RCRD BK.#5066 PG.#1603).
3. 110' WIDE POWER LINE EASEMENT TO THE NEW HAMPSHIRE GAS & ELECTRIC COMPANY. (SEE RCRD BK.#1052 PG.#321).



SITE DATA

OWNER OF RECORD OF MAP 242 LOT 4: STELLA B. STOKEL 1993 TRUST, NANCY A. STOKEL 1993 TRUST & PHILIP J. STOKEL 83 PEVERLY HILL ROAD PORTSMOUTH, NH 03801

DEED REFERENCE TO PARCEL IS BK 5066 PG 1603
AREA OF PARCEL = 110± ACRES

ZONED: SINGLE RESIDENCE A (SRA) & SINGLE RESIDENCE B (SRB)
EXISTING USE: RESIDENTIAL (SINGLE-FAMILY DWELLING)
PROPOSED USE: RESIDENTIAL (OPEN SPACE PLANNED UNIT DEVELOPMENT)

THE PURPOSE OF THIS PLAN IS TO CONCEPTUALLY SHOW AN OPEN SPACE PLANNED UNIT DEVELOPMENT (PUD).

PERMITS/APPROVALS

	NUMBER	APPROVED	EXPIRES
PORTSMOUTH PLANNING BOARD SITE PLAN REVIEW & CUP	TBD	TBD	TBD
NHDES ALT. OF TERRAIN	TBD	TBD	TBD
NHDES WETLAND PERMIT	TBD	TBD	TBD

CONCEPTUAL DESIGN

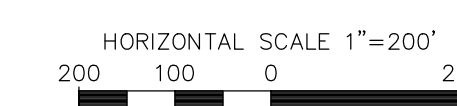
TAX MAP 242 LOT 4
CONCEPT A - OVERALL PUD PLAN
PROPOSED OPEN SPACE RESIDENTIAL PUD
83 PEVERLY HILL ROAD, PORTSMOUTH, NH
OWNED BY
STOKEL SB & NA TURST, PHILIP J 25% INT

1"=400' (11"X17")
SCALE: 1"=200' (22"X34") **JULY 28, 2020**

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE TOWN.



REV.	DATE	DESCRIPTION	DR	CK

FILE #	47388.11	DR	HEG	FB	-		
		CK	HEG	CADFILE	47388-10 CONCEPT A		A-01

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PUD SITE DATA

DIMENSIONAL REQUIREMENTS (PROPOSED PUD USE)		
	REQUIRED:	PROVIDED:
MINIMUM LOT DIMENSIONS:		
MINIMUM LOT SIZE	10 AC	100± AC
FRONTAGE	100 FT OR (2) @ 50'	665± FT
BASE RESIDENTIAL DENSITY:	74 RESIDENCES	60 RESIDENCES
MINIMUM INTERNAL SETBACKS:		
FRONT	20 FT	20 FT
SIDE	25 FT	TBD
REAR	25 FT	25 FT
BETWEEN BUILDINGS	30 FT	30 FT
MINIMUM OPEN SPACE	25%	TBD
MINIMUM PERIMETER BUFFER:		
FRONT	100 FT	>100 FT
SIDE	50 FT	>50 FT
REAR	50 FT	>50 FT

BASE RESIDENTIAL DENSITY CALCULATIONS		
REQUIRED BASE RESIDENTIAL DENSITY:		
SRA:	DEVELOPABLE AREA	= TOTAL AREA - WETLANDS - 15% SLOPES
		= 3,938,561 SF - 1,684,960 SF - 156,927 SF
		= 2,096,674 SF
	MINIMUM LOT AREA PER DWELLING = 1 AC = 43,560 SF	
SRB:	DEVELOPABLE AREA	= TOTAL AREA - WETLANDS - 15% SLOPES
		= 665,948 SF - 286,452 SF - 1,217 SF
		= 15,000 SF
	TOTAL REQUIRED = DEVELOPABLE AREA / MINIMUM LOT AREA PER DWELLING	
	(SRA) 2,096,674 SF / 43,560 SF	= 48.1 RESIDENCES
	(SRB) 378,279 SF / 15,000 SF	= 25.2 RESIDENCES
	TOTAL	= 74 RESIDENCES

ROADWAY LENGTH

TOTAL ROADWAY	= 3,937 FT
TOTAL DEAD END ROADWAY	= 2,586 FT



CONCEPTUAL DESIGN

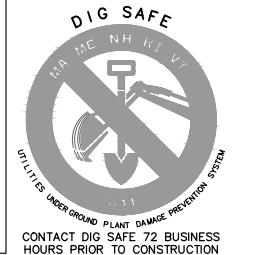
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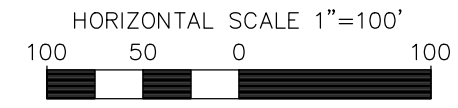
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	Structural Engineers	
	Traffic Engineers	
	Land Surveyors	
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