



REFERENCE PLANS

1. SUBDIVISION PLAN FOR WALTER D. HETT & THE TEMPLE OF ISRAELI LOCATED ON BANFIELD ROAD IN ROCKINGHAM COUNTY, PORTSMOUTH, NH, DATED JUNE 25, 1999, DONE BY MILLETTE, SPRAGUE & CORNELL, INC., AT THE SCALE 1"=100', PLAN NUMBER 88179

NOTES

- CURRENT ZONING IS SINGLE RESIDENTIAL A (SRA) ZONING DISTRICT. OVERLAY ZONING IS THE OPEN SPACE PLANNED UNIT DEVELOPMENT (OS-POD).

	SRA REQUIRED	OS-POD REQUIRED	PROPOSED
MIN. LOT SIZE:	1 ACRE	10 ACRES	44.9 ACRES
MIN. LOT FRONTAGE:	150'	100'	
MIN. BUILDING SETBACKS:			
FRONT:	30'	100' (EXTERNAL YARD)	
SIDE:	20'	20' (INTERNAL YARD)	
REAR:	40'	50' (EXTERNAL YARD)	
		25' (INTERNAL YARD)	
		50' (EXTERNAL YARD)	
		25' (INTERNAL YARD)	
MAX. BUILDING HEIGHT:	35'	*	
MAX. LOT COVERAGE:	50%	*	

*UNDERLYING DISTRICT REGULATIONS TO BE FOLLOWED
- TOTAL LOT LOADING:
23,831 GALLONS PER DAY (GPD) OR 30 THREE (3) BEDROOM UNITS
- DENSITY CALCULATIONS:
TOTAL LOT AREA: 44.9 ACRES
TOTAL DEVELOPABLE AREA: 22.15 ACRES (REMAINING LAND IS WETLANDS AND STEEP SLOPES OVER 15%)
MAXIMUM UNITS FOR DEVELOPMENT: 22 SINGLE FAMILY HOUSES
PROPOSED UNITS FOR OPEN SPACE PLANNED UNIT DEVELOPMENT: 22 THREE (3) BEDROOM UNITS
- PARKING CALCULATIONS:
REQUIRED: 1.3 SPACES/UNIT PLUS ONE (1) VISITOR SPACE FOR EVERY 5 DWELLING UNITS.
TOTAL REQUIRED = 33 SPACES
PROPOSED: 98 SPACES (2 GARAGED SPACES PER UNIT, PLUS 44 SPACES ON PRIVATE DRIVEWAYS)
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON REFERENCE PLAN INFORMATION.
- TOPOGRAPHY INFORMATION WAS PROVIDED BY CLIENT.
- WETLANDS INFORMATION DEPICTED ON THIS PLAN WAS PROVIDED BY THE CLIENT.
- SOILS INFORMATION SHOWN IS TAKEN FROM NRCS WEB INFORMATION.
- STEEP SLOPES SHOWN ARE APPROXIMATE. TOWN REGULATIONS DEFINE SLOPES OF 15% AND GREATER TO BE NON-BUILDABLE.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF PORTSMOUTH, NEW HAMPSHIRE, ROCKINGHAM COUNTY, COMAUNTY PANEL NUMBER 0270, EFFECTIVE DATE: MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A CONDITIONAL USE PERMIT FROM THE CITY OF PORTSMOUTH. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

TAX MAP 256 LOT 2
44.900 AC.

BANFIELD ROAD

BANFIELD ROAD

11,800 S.F. WETLAND
BUFFER IMPACT

15,500 S.F. WETLAND
BUFFER IMPACT

14,700 S.F. WETLAND
IMPACT

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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TAX MAP 256 LOT 2
CONCEPTUAL SITE PLAN 'B'
BANFIELD ROAD
PORTSMOUTH, NH
OWNED BY
WALTER D HETT TRUST
PREPARED FOR
GREEN & COMPANY
SCALE: 1"=100' **MAY 24, 2019**

	Civil Engineers	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	
47361.00	DR ID JK JCC	FR CAPBLE
		CONCEPT B

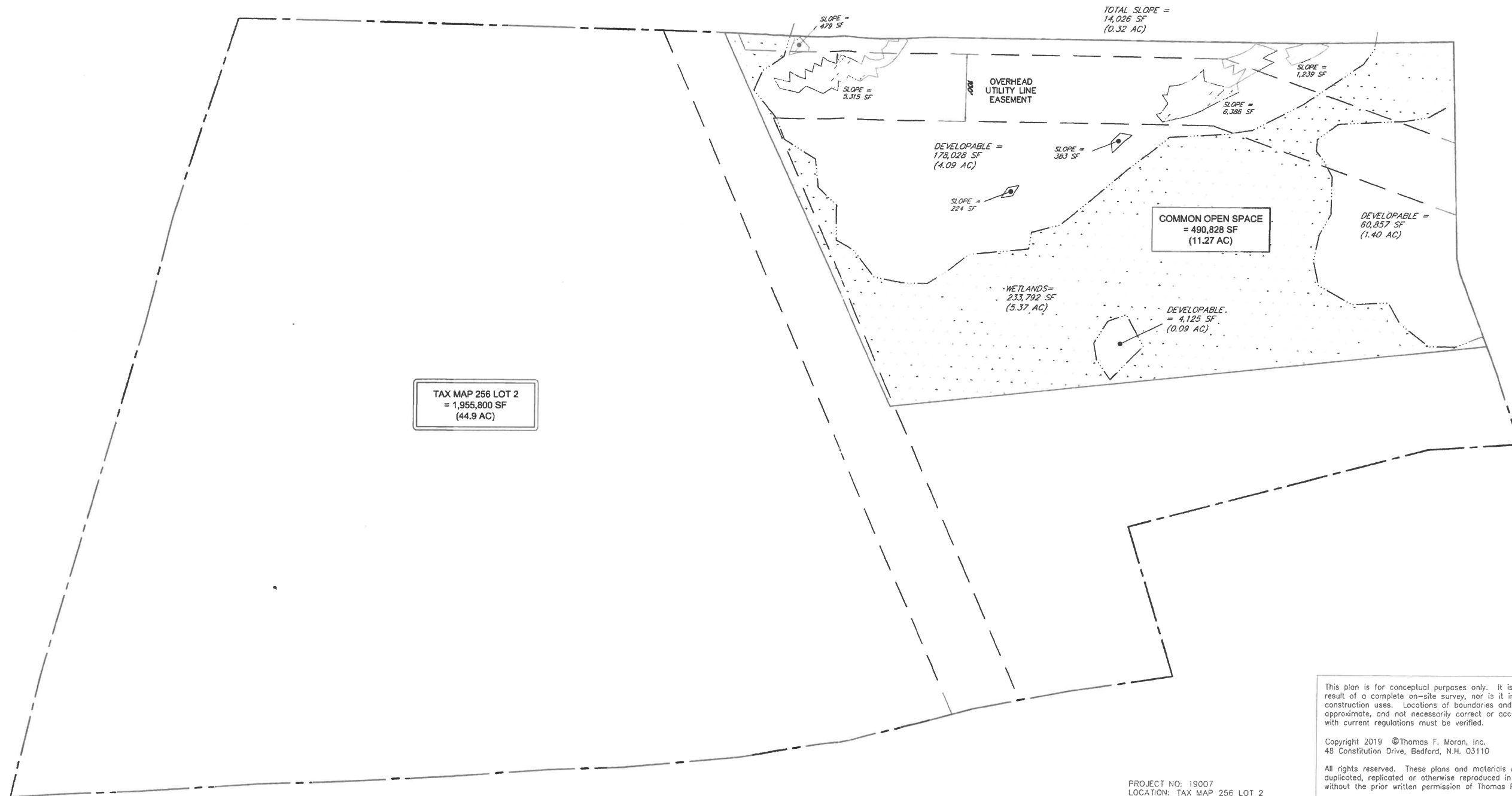


REV.	DATE	DESCRIPTION	DR	CK

May 24, 2019 7:23 AM
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 SLOPES IN EXCESS OF 15%
 WETLANDS WITHIN OPEN SPACE

COMMON OPEN SPACE SKETCH



PROJECT NO: 19007
 LOCATION: TAX MAP 256 LOT 2
 BANFIELD ROAD, PORTSMOUTH
 DATE: 2019-05-17
 SCALE: 1" = 80'

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