

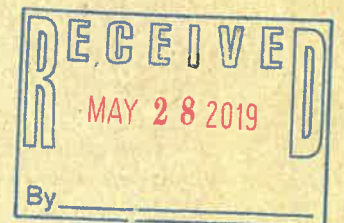


REFERENCE PLANS

1. SUBDIVISION PLAN FOR WALTER D. HETT & THE TEMPLE OF ISRAEL LOCATED ON BANFIELD ROAD IN ROCKINGHAM COUNTY, PORTSMOUTH, NH, DATED JUNE 25, 1999, DONE BY BELLETTE SPRAGUE & COLWELL, INC., AT THE SCALE 1"=100', PLAN NUMBER 98179.

NOTES

- CURRENT ZONING IS SINGLE RESIDENTIAL A (SRA) ZONING DISTRICT. OVERLAY ZONING IS THE OPEN SPACE PLANNED UNIT DEVELOPMENT (OS-PUD), REZONED.
- TOTAL LOT LOADING: 23,831 GALLONS PER DAY (GPD) OR 39 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: 23 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 DRILLING UNITS.
TOTAL REQUIRED = 33 SPACES
PROPOSED: 88 SPACES (2 GARAGED SPACES PER UNIT, PLUS 44 SPACES ON PRIVATE DRIVENWAYS)
- 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, COMMUNITY PANEL NUMBER 0270, EFFECTIVE DATE: MAY 17, 2003, 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.



May 24, 2019 - 1:31pm
Public Project/47261 - Banfield Road - Portsmouth NH 02871-0000 - Green & Co. - Banfield Road Survey/Drawings/47261.00 - Concept B.dwg



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

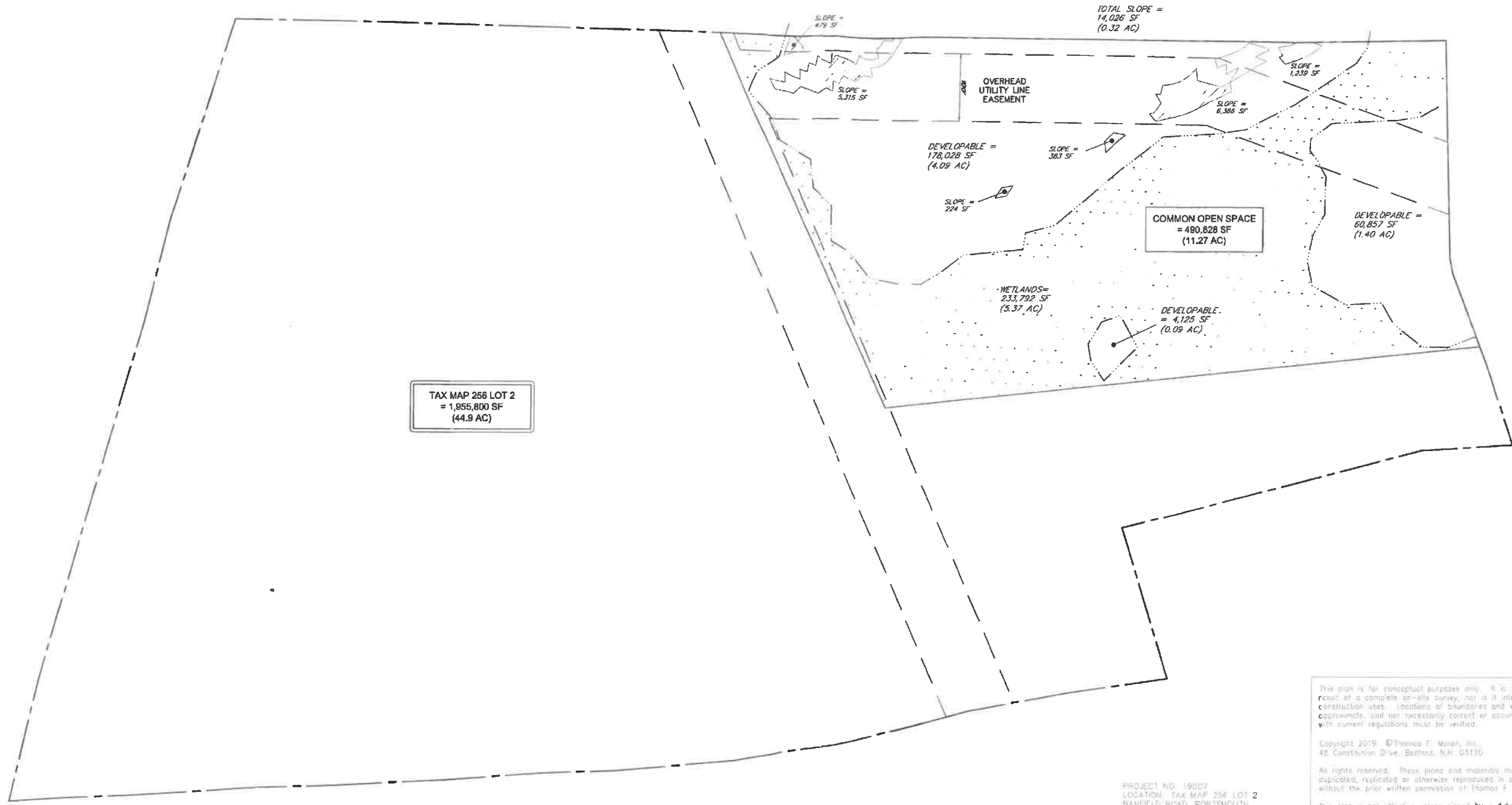


REV#	DATE	DESCRIPTION	BY	CHK

	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
	47361.00	DW: JDC HD: CADFILE FB:

 SLOPES IN EXCESS OF 15%
 WETLANDS WITHIN OPEN SPACE

COMMON OPEN SPACE SKETCH



PROJECT NO. 19007
 LOCATION: TAX MAP 256 LOT 2
 SANFIELD ROAD, PORTSMOUTH
 DATE: 2019-05-17
 SCALE: 1" = 60'

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 MAY 28 2019
 By _____