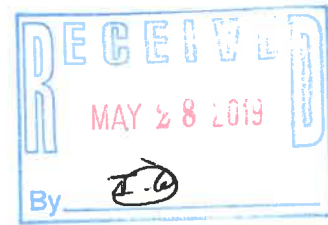




Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists



May 28, 2019

Peter Britz, Environmental Planner  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**Re: Condominium Development, Banfield Road - Map 256 Lot 2  
TFM Project #47361.00**

Dear Peter,

On behalf of our client, Green & Company, we respectfully request a meeting with the Conservation Commission on June 12, 2019.

Our project proposes 22 residential units as an Open Space Residential Planned Unit Development on 44.9 acres. There are wetlands between the upland portion of the property and Banfield Road, therefore wetland impact is necessary to access the uplands. We would like Conservation Commission review and feedback prior to finalizing the plans.

Enclosed are 12 copies of a Conceptual Site Plan, Common Open Space Sketch, and Table of Open Space Calculations.

We look forward to discussing this project with the Conservation Commission at the June 12 meeting.

Cordially,  
**MSC, a division of TFMoran, Inc.**

Corey Colwell, LLS  
*Division Manager/ Principal*

cc: Michael Green, Green & Company

JCC/sdr





**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 MILLETTE, SPRAGUE & COLWELL, INC., AT THE SCALE 1"=100', PLAN NUMBER 95179.

**NOTES**

- CURRENT ZONING IS SINGLE RESIDENTIAL A (SRA) ZONING DISTRICT. OVERLAY ZONING IS THE OPEN SPACE PLANNED UNIT DEVELOPMENT (OS-PLU).
- TOTAL LOT LOADINGS: 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: 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: 68 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 TOPO 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.

RECEIVED  
MAY 28 2019  
By \_\_\_\_\_

May 24, 2019 - 7:31 am  
P:\WBC\Programs\7361 - Banfield Road - Portsmouth\7361-00 - Open & Co - Banfield Road\Survey\Crowling\7361-00 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  
**CONCEPT SITE PLAN 'B'**  
**BANFIELD ROAD 'B'**  
PORTSMOUTH, NH  
OWNED BY  
**WALTER D HETT TRUST**  
PREPARED FOR  
**GREEN & COMPANY**  
SCALE: 1"=100' **MAY 24, 2019**



REV.	DATE	DESCRIPTION	DR	CK

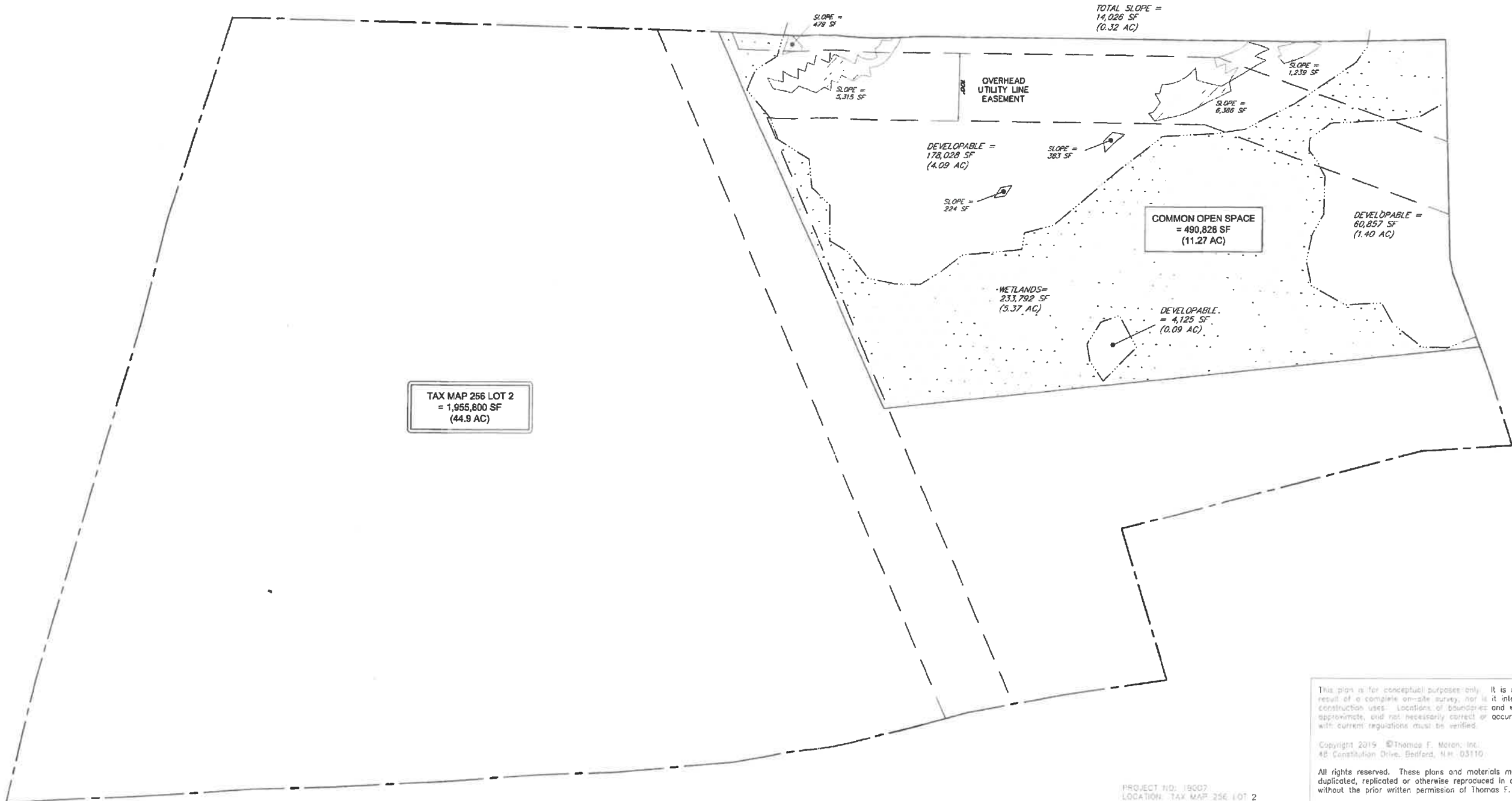
**TFM** Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

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

47361-00 DR: JDJ, FB, JOC, CAD/CLE  
CONCEPT B

 SLOPES IN EXCESS OF 15%  
 WETLANDS WITHIN OPEN SPACE

### COMMON OPEN SPACE SKETCH



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





Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

Banfield Road - #47361.00  
Open Space Calculations  
May 17, 2019

## Table of Open Space Calculations

(See the City of Portsmouth, NH Zoning Ordinance - Section 10.725.40)

Total Site Area (Acres)	Developable Area (Acres)	Required Open Space* (Acres)	Developable Area of Open Space ** (Acres)
44.9	22.2 (48.8% of total area)	11.2	5.5 (48.8% of required open space)

\*Minimum of 25% of the total site area

See the City of Portsmouth, NH Zoning Ordinance – Section 10.725.41

\*\*Minimum of the same percent of the developable area of total area (48.8%)

See the City of Portsmouth, NH Zoning Ordinance – Section 10.725.42

## Table of Open Space Areas

(See Common Open Space Sketch dated 2019-05-17)

Open Space Area (Acres)	Developable Area (Acres)	Wetlands (Acres)	Slopes Over 15% (Acres)
11.27	5.58 (49.5% of open space area)	5.37	0.32

See the City of Portsmouth, NH Zoning Ordinance – Section 10.1530 for Developable area definition

