



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

June 2, 2020

Project No. 45407.33

Juliet Walker, Planning Director
City of Portsmouth - Planning Department
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

**Re: Technical Advisory Committee Work Session Application
Proposed Offices with Model Home Units
3201 Lafayette Road, Portsmouth, NH 03801
Tax Map 291 Lot 8**

Dear Mrs. Walker,

On behalf of our client, 3201 Lafayette Road, LLC, enclosed please find the attached submittal materials associated with the City of Portsmouth Technical Advisory Committee Work Session Application for the proposed Offices with Model Home Units at 3201 Lafayette Road. The following materials are attached:

- Site Plan Set entitled "Site Development Plans, 3201 Lafayette Road, LLC, Tax Map 291 Lot 8, 3201 Lafayette Road, Portsmouth, New Hampshire", prepared by TFMoran, Inc., dated June 2, 2020.
- Color Renderings of Model Homes
- Owner Letter of Authorization

The existing site is currently occupied by a two-story office building with detached garage and associated parking area. The proposed project will call for the demolition of the existing garage and the construction of six Manufactured Housing buildings of various heights and sizes (one building is to be a staffed model home, and the remaining five are model houses), an access drive and parking area, and a crushed stone parking area for storage of boats, RVs and temporary manufactured home storage.

We appreciate your consideration of these matters and look forward to presenting this project to you in the near future. If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,
MSC a division of TFMoran, Inc.

Dylan K. Erickson, EIT
Project Engineer



GENERAL INFORMATION	
OWNER/APPLICANT MAP 291 LOT 8 3201 LAFAYETTE ROAD, LLC 72 SOUTH BROADWAY SALEM, NH 03079	ASSOCIATED PROFESSIONALS ENVIRONMENTAL SERVICES GOVE ENVIRONMENTAL SERVICES 8 CONTINENTAL DRIVE BUILDING 2 – UNIT H EXETER, NH 03833 SOIL SCIENTIST TES ENVIRONMENTAL CONSULTANTS, LLC 1494 ROUTE 3A, UNIT 1 BOW, NH 03304 (603) 856-8925 THOMAS E. SOKOLOSKI, WETLANDS SCIENTIST
RESOURCE LIST PLANNING/ZONING DEPARTMENT 1 JUNKINS AVE PORTSMOUTH, NH 03801 603-610-7216 JULIET WALKER, PLANNING DIRECTOR BUILDING DEPARTMENT 1 JUNKINS AVE PORTSMOUTH, NH 03801 603-610-7243 ROBERT MARSILIA, CHIEF BUILDING INSPECTOR PUBLIC WORKS 600 PEVERLY HILL RD PORTSMOUTH, NH 03801 603-427-1530 PETER RICE, PUBLIC WORKS DIRECTOR POLICE DEPARTMENT 3 JUNKINS AVE PORTSMOUTH, NH 03801 603-427-1510 ROBERT MERNER, CHIEF FIRE DEPARTMENT 170 COURT STREET PORTSMOUTH, NH 03801 603-427-1515 TODD GERMAIN, CHIEF	

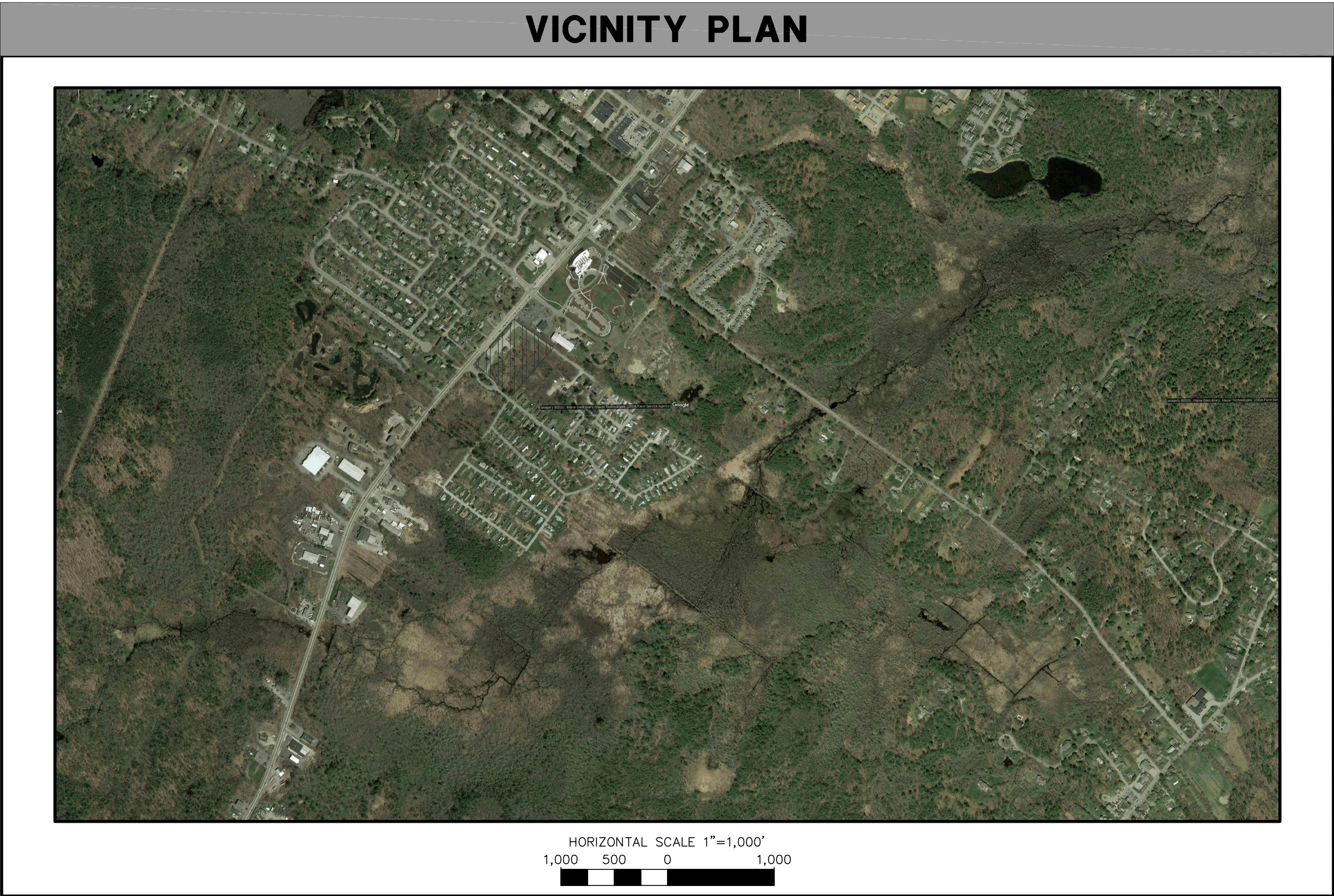
SITE DEVELOPMENT PLANS

3201 LAFAYETTE ROAD, LLC

3201 LAFAYETTE ROAD

PORTSMOUTH, NEW HAMPSHIRE

JUNE 2, 2020



INDEX OF SHEETS	
SHEET	SHEET TITLE
C-00	COVER SHEET
C-01	EXISTING CONDITIONS PLAN
C-02	SITE PLAN
C-03	GRADING, DRAINAGE & UTILITY PLAN

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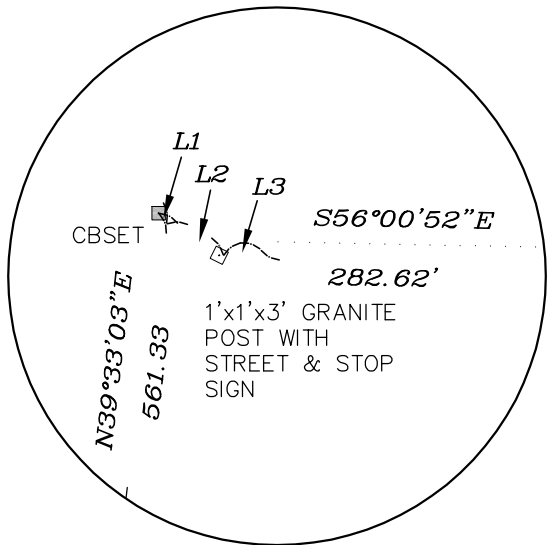
REQUIRED RELIEF	
VARIANCES:	
1. SECTION 10.5B83.10 – REQUIRED OFF-STREET PARKING SHALL NOT BE LOCATED BETWEEN A PRINCIPAL BUILDING AND A STREET OR WITHIN ANY REQUIRED BUFFER AREA. 2. SECTION 10.113.20 – REQUIRED OFF-STREET PARKING SHALL NOT BE LOCATED IN ANY REQUIRED FRONT YARD, OR BETWEEN A PRINCIPAL BUILDING AND A STREET.	
SPECIAL EXCEPTION:	
1. SECTION 10.44011.3 – TO ALLOW MOBILE HOMES IN THE G1 ZONE.	

		Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		170 Commerce Way, Suite 102 Portsmouth, NH 03801 Phone (603) 431-2222 Fax (603) 431-0910 www.tfmoran.com	
FILE	45407.33	DR	IID	FB	C-00
		CK	JCC	CADFILE	

LEGEND:

CBSET	CONCRETE BOUND SET ON 06/14/2013
CHSET	CAST IRON PIPE
DHSET	DRILL HOLE SET ON 06/14/2013
EP	EDGE OF PAVEMENT
GA/MH	GARDEN APARTMENT/ MOBILE HOME ZONE
G1	GATEWAY CORRIDOR
IRSET	IRON ROD SET ON 06/14/2013
L1	LINE LENGTH
S.F.	SQUARE FEET
---	PROPERTY LINE
---	STONE WALL
---	TREE LINE
---	EDGE OF WETLANDS
---	EXISTING WATER LINE
---	EXISTING GAS
---	EXISTING SEWER
---	EXISTING SEWER
---	GUY POLE
---	UTILITY POLE
---	LIGHT POLE
---	SIGN
---	CATCH BASIN
---	SEWER MANHOLE
---	DRAIN MANHOLE
---	HYDRANT
---	MANHOLE
---	WATER VALVE
---	WETLANDS
---	CONCRETE
---	DEBRIS/FILL PILE IN WETLAND
---	DEBRIS/FILL PILE IN WETLAND BUFFER

DETAIL
NOT TO SCALE



ABUTTERS ACROSS LAFAYETTE ROAD

292/151-2	WEEKS REALTY TRUST PO BOX 100 HAMPTON FALLS, 03844 RCRD BK.2738 PG.818
292/150	CHRIS G. & LISA ALEXANDROPOULOS 3168 LAFAYETTE ROAD PORTSMOUTH, NH 03801 RCRD BK.4175 PG.1509
292/149	ELIZABETH BATICK RICCI REVOCABLE TRUST OF 1993 55 HARDING ROAD PORTSMOUTH, NH 03801 RCRD BK.5189 PG.1131
292/148	KERRIGAN REVOCABLE TRUST 3202 LAFAYETTE ROAD PORTSMOUTH, NH 03801 RCRD BK.5296 PG.1541
292/147	KERRY E. RILEY 3224 LAFAYETTE ROAD PORTSMOUTH, NH 03801 RCRD BK.5239 PG.2663
292/146	YANG CHU FAMILY REVOCABLE TRUST OF 2019 6 DRURY PLAINS ROAD STRATHAM, NH 03885 RCRD BK.6022 PG.2118
292/145	LINDSAY A. BLAKEY 95 CARDINAL LANE PORTSMOUTH, NH 03801 RCRD BK.5791 PG.0929
292/247	KAREN E. KAPELOS REVOCABLE TRUST OF 1995 1537B OYSTER CATCHER POINT NAPLES, FL 34105 RCRD BK.3569 PG.2269

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°55'40"E	2.73'
L2	S27°43'15"E	13.65'
L3	S66°51'15"E	7.90'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EL1	N39°33'03"E	51.76'
EL2	N55°25'09"W	456.72'
EL3	S39°33'03"W	50.00'

LOCATION PLAN

NOTES:

- THE PARCEL IS LOCATED IN THE CITY OF PORTSMOUTH GATEWAY CORRIDOR (G1) ZONE.
- THE PARCEL IS AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 291 AS LOT 8.
- THE PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER 3301500270E, EFFECTIVE DATE MAY 17, 2005.
- OWNER OF RECORD:
3201 LAFAYETTE ROAD, LLC
72 SOUTH BROADWAY
SALEM, NH 03079
RCRD BK.5617 PG.1045
- ZONING REQUIREMENTS:
SEE ARTICLE 5B, SECTION 10.5B20 – GENERAL STANDARDS FOR ALL BUILDINGS AND DEVELOPMENT OF THE CITY OF PORTSMOUTH, NEW HAMPSHIRE ZONING ORDINANCE.
- TOTAL PARCEL AREA:
262,281 S.F.
6.0211 ACRES
- PETER S. SCHAUER, CERTIFIED WETLAND SCIENTIST #48, OF SCHAUER ENVIRONMENTAL CONSULTANTS, L.L.C. OF LOUDON, NH AND THOMAS SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127, OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH, PERFORMED THE WETLAND MAPPING BETWEEN MARCH 26, 2014 AND AUGUST 25, 2017 ACCORDING TO THE CORES OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
- ALL MONUMENTS SHOWN HEREON WERE OBSERVED OR SET AS PART OF THIS SURVEY.
- FIELD SURVEY WAS COMPLETED BY TCE BETWEEN NOVEMBER 2014 AND JANUARY 2020, WITH A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
- HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- UTILITIES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATION AND RECORD PLANS. THEY ARE APPROXIMATE LOCATION ONLY. CONTACT DIGSAFE AT 811 OR 1-888-DIG-SAFE TO VERIFY UTILITIES.

PLAN REFERENCE:

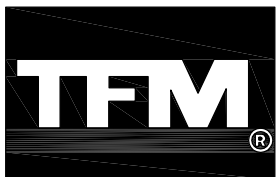
- "OVERALL SUBDIVISION PLAN, MAP 289 LOT 1 & MAP 291 LOT 7 (PORTSMOUTH) & MAP 15 LOT 24 (RYE) PROPERTY OF HILLCREST AT PORTSMOUTH LLC, 3201-3203 LAFAYETTE ROAD/LANG ROAD, PORTSMOUTH & RYE, NEW HAMPSHIRE COUNTY OF ROCKINGHAM", BY MSC CIVIL ENGINEERS AND LAND SURVEYORS, INC, DATED APRIL 15, 2013 WITH REVISIONS #6 DATED 12/23/2013. RCRD PLAN D-38075.

TAX MAP 291 LOT 8

EXISTING CONDITIONS PLAN
3201 LAFAYETTE ROAD
PORTSMOUTH, NEW HAMPSHIRE
PREPARED FOR
3201 LAFAYETTE ROAD, LLC

SCALE: 1" = 40' (22"x34")
1" = 80' (11"x17")

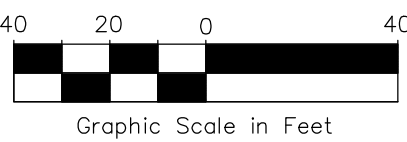
JUNE 2, 2020



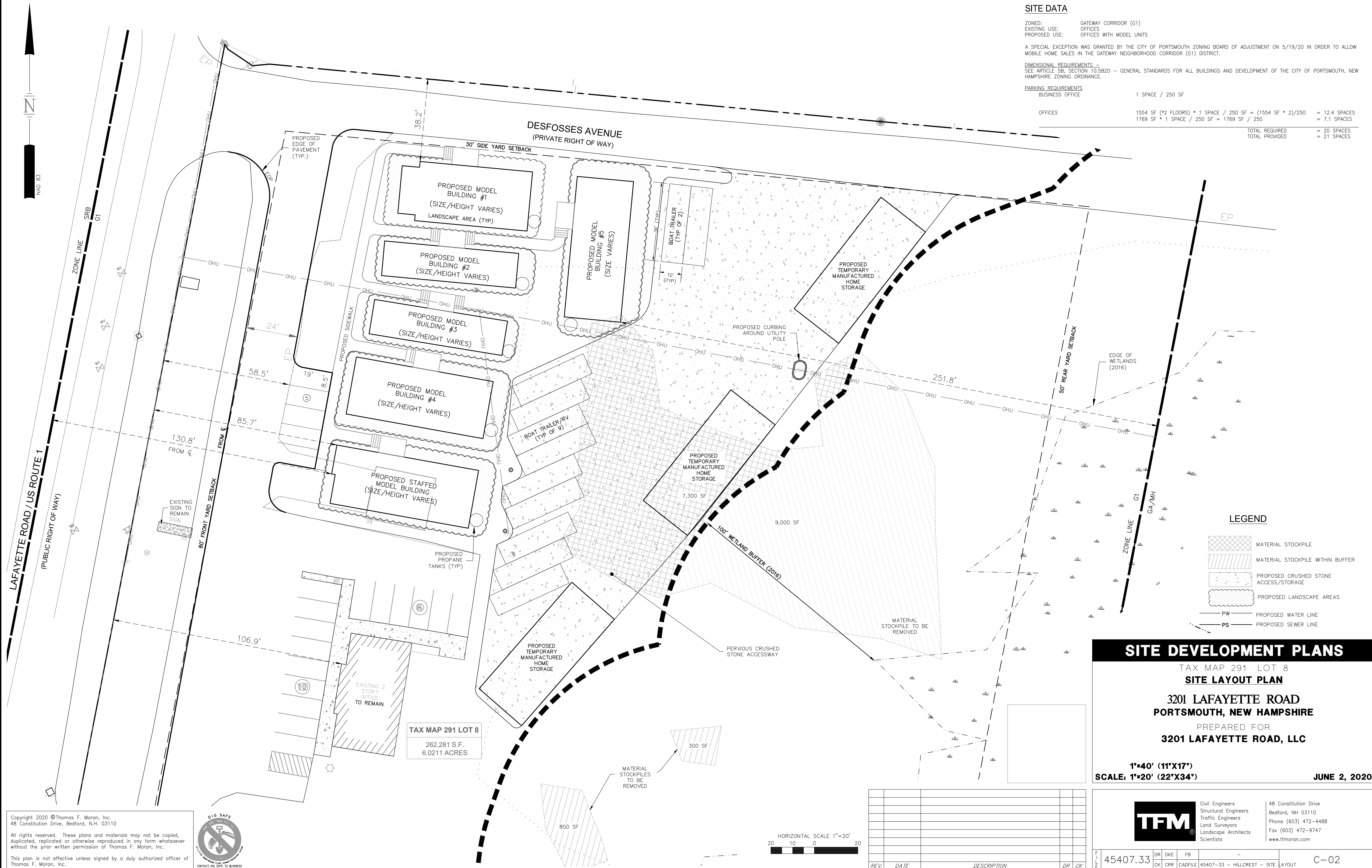
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		CK	JOC	CADFILE		



REV.	DATE	DESCRIPTION	DR	CK



Proposed Model Home



Proposed Model Home



Proposed Model Home



Proposed Model Home



Proposed Model Home

