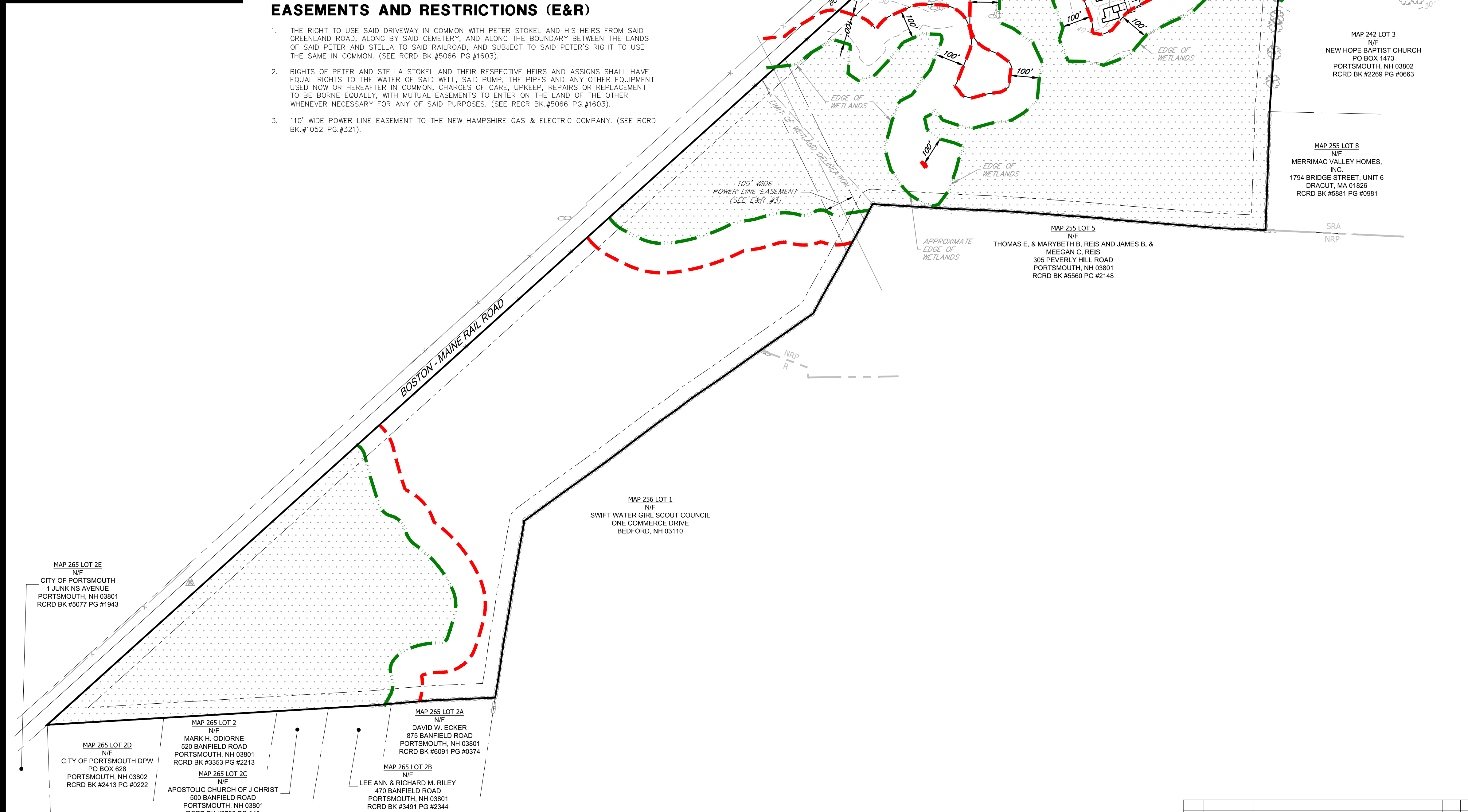


**CONCEPTUAL SURVEY NOTES**

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: NORTH-CENTRAL 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<br>SITE PLAN REVIEW & CUP | TBD    | TBD      | TBD     |
| NHDES ALT. OF TERRAIN                               | TBD    | TBD      | TBD     |
| NHDES WETLAND PERMIT                                | TBD    | TBD      | TBD     |

**CONCEPTUAL DESIGN**

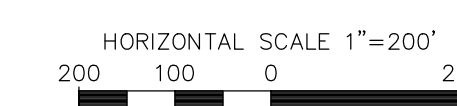
TAX MAP 242 LOT 4  
**CONCEPT A - OVERALL PUD PLAN**  
**PROPOSED OPEN SPACE RESIDENTIAL PUD**  
**83 PEVERLY HILL ROAD, PORTSMOUTH, NH**  
OWNED BY  
**STOKEL SB & NA TURST, PHILIP J 25% INT**

**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 |
|------|------|-------------|----|----|
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| FILE NO: 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        |

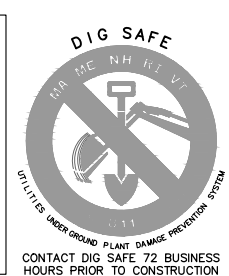
| BASE RESIDENTIAL DENSITY CALCULATIONS                             |  |  |
|---|--|--|
| REQUIRED BASE RESIDENTIAL DENSITY:                                |  |  |
| SRA:  | DEVELOPABLE AREA                                 | = TOTAL AREA - WETLANDS - 15% SLOPES       |
|   |  | = 3,938,561 SF - 1,684,960 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                                |
|   | MINIMUM LOT AREA PER DWELLING = 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**

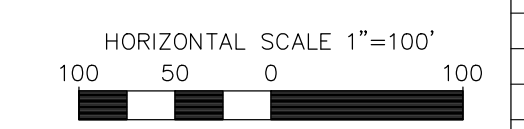
|                        |            |
|------------------------|------------|
| TOTAL ROADWAY          | = 3,937 FT |
| TOTAL DEAD END ROADWAY | = 2,586 FT |



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|------|------|-------------|----|----|
|      |      |             |    |    |

**CONCEPTUAL DESIGN**

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

**1"=200' (11X17")**  
**SCALE: 1"=100' (22"X34")** **JULY 28, 2020**

|            |                      |                       |
|------------|----------------------|-----------------------|
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|            | Structural Engineers | Bedford, NH 03110     |
|            | Traffic Engineers    | Phone (603) 472-4488  |
|            | Land Surveyors       | Fax (603) 472-9747    |
|            | Landscape Architects | www.tfmoran.com       |
|            | Scientists           |                       |

|                   |        |         |                    |      |
|-------------------|--------|---------|--------------------|------|
| FILE NO. 47388.11 | DR HEG | FB      |                    |      |
|                   | CK HEG | CADFILE | 47388-10 CONCEPT A | A-02 |