



Civil Engineers  
 Structural Engineers  
 Traffic Engineers  
 Land Surveyors  
 Landscape Architects  
 Scientists



January 29, 2021

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

**Re: TAC Work Session for Condominium Development, Peverly Hill Road, Tax Map 242, Lot 4  
 TFMoran Project: 47388.11**

Dear Juliet:

On behalf of our client, Green & Company, we are submitting the following plans and materials for review by the Technical Advisory Committee (TAC). Included with this letter are the following materials:

- Concept PUD Plan – Public Condominium, Dated January 18, 2021 (Full Size – 48"x30")
- Concept Plan – Pedestrian / Bike Path, Dated January 18, 2021 (Full Size – 48"x30")
- Concept Pocket Park Plan – A, Dated January 18, 2021 (Full Size – 48"x30")
- Concept Pocket Park Plan – B, Dated January 18, 2021 (Full Size – 48"x30")
- Exhibit – Typical Roadway Section, Dated January 28, 2021 (Full Size 8½" x 11")

This project is for a multi-family Condominium Site Plan consisting of 57 unit single-family dwelling units with public road access. This project has gone before the planning department for initial review, where several changes were made based on their input. The roadway was widened to accommodate safety concerns, the private road was changed to a public roadway, an additional spur road was removed, a bike/pedestrian path was added, two pocket parks were added, as well as many additional changes.

We look forward to discussing this project with you and the rest of the TAC on February 9<sup>th</sup>, 2021.

Sincerely,  
**TFMoran, Inc.**

  
 Jack McTigue  
 Project Manager

cc: Green & Company

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 48 Constitution Drive, Bedford, NH 03110  
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TFMoran, Inc. Seacoast Division  
 170 Commerce Way–Suite 102, Portsmouth, NH 03801  
 T(603) 431-2222



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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.

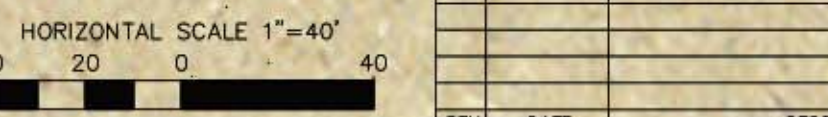
**PUD SITE DATA**

DIMENSIONAL REQUIREMENTS (PROPOSED PUD USE)		PROVIDED:
MINIMUM LOT DIMENSIONS:	10 AC	100± AC
MINIMUM LOT SIZE:	100 FT OR (2) @ 50'	659± FT
FRONTAGE:	74 RESIDENCES	57 RESIDENCES
BASE RESIDENTIAL DENSITY:		
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	
SRL:		
DEVELOPABLE AREA	= TOTAL AREA - WETLANDS - 15% SLOPES	
	= 865,248 SF - 296,452 SF - 1,217 SF	
	= 567,579 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	
(SRL) 567,579 SF / 15,000 SF	= 37.8 RESIDENCES	
TOTAL	= 74 RESIDENCES	
<b>ROADWAY LENGTH</b>		
TOTAL ROADWAY	= 2,932 FT	
TOTAL DEAD END ROADWAY	= 2,932 FT	

**HOUSE LEGEND**

LETTER	HOUSE TYPE
AB	HERBOTT
AU	AURELIA
B	BALMALLCOLM
C	CARTER
G	GIARLA
CS	OSIELLE
SC	SINCLAIR
SP	SWEET CHERRY PIE
S	SUNROOM

\*NO STRUCTURES PERMITTED IN EXTERNAL YARD SETBACKS. EXTERNAL YARDS SHALL BE LANDSCAPED AND SHALL NOT BE USED FOR VEHICULAR PARKING.

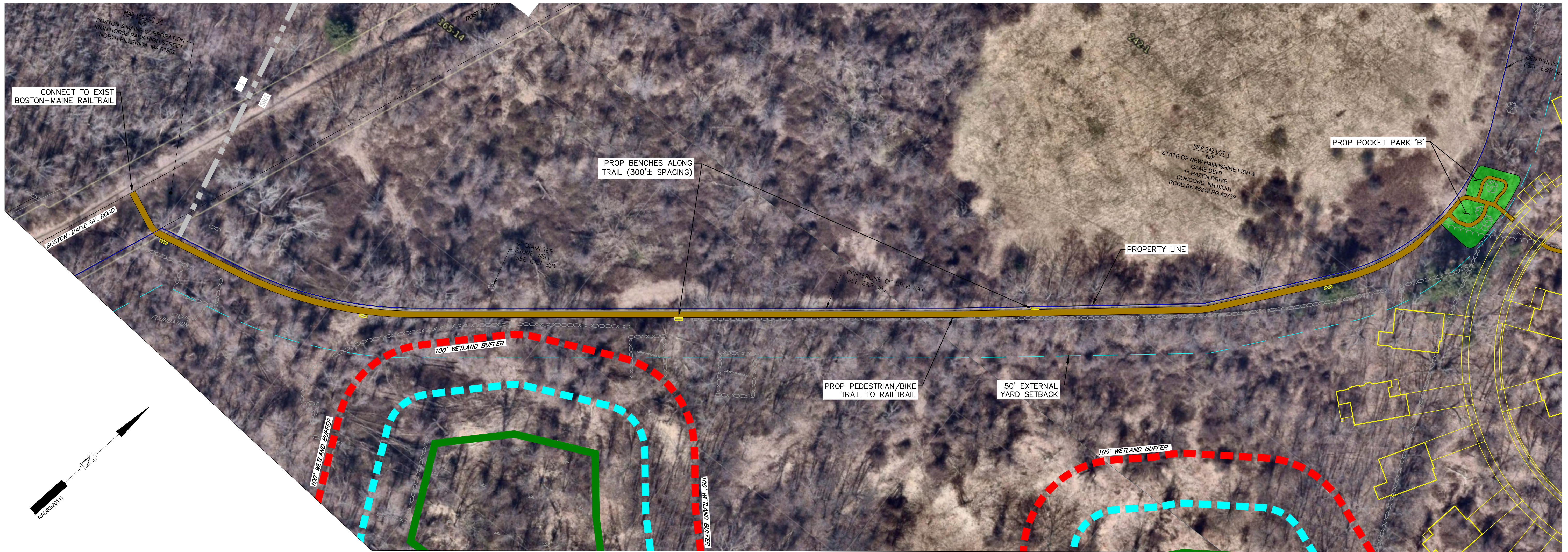


**CONCEPTUAL DESIGN**  
 TAX MAP 242 LOT 4  
**CONCEPT PUD PLAN - PUBLIC CONDOMINIUM**  
**PROPOSED OPEN SPACE RESIDENTIAL PUD**  
**83 PEVERLEY HILL ROAD, PORTSMOUTH, NH**  
 OWNED BY  
**STOKEL SB & NA TRUST, PHILIP J 25% INT**  
 SCALE: 1" = 40' (30" X 48")  
 JANUARY 18, 2021

Seacoast Division  
**TFM**  
 Civil Engineer  
 Structural Engineer  
 Home Inspector  
 Land Surveyor  
 Landscape Architect  
 Scientist

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47388.11  
 SHEET NO. 1 OF 1  
 DATE: 01/18/21  
 C-1



**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 (GEOID12B) 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 COVE 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).

**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).

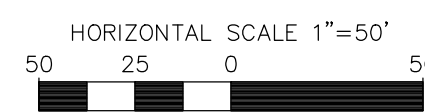
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REV	DATE	DESCRIPTION	DR	CK

**CONCEPTUAL DESIGN**

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

**1"=100' (11"X17")**  
**SCALE: 1"=50' (22"X34")** **JANUARY 18, 2021**

Seacoast Division

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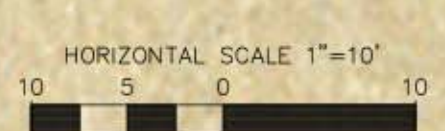
DR	JSM	FB		
CK	JJM	CADFILE	47388-11_PUD_CONDO_REV	C-2



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

**1"=20'(11"X17")**  
**SCALE: 1"=10'(22"X34")** **JANUARY 18, 2021**

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**Seacoast Division**

**TFM**

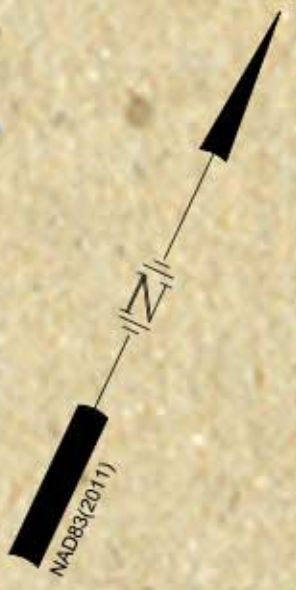
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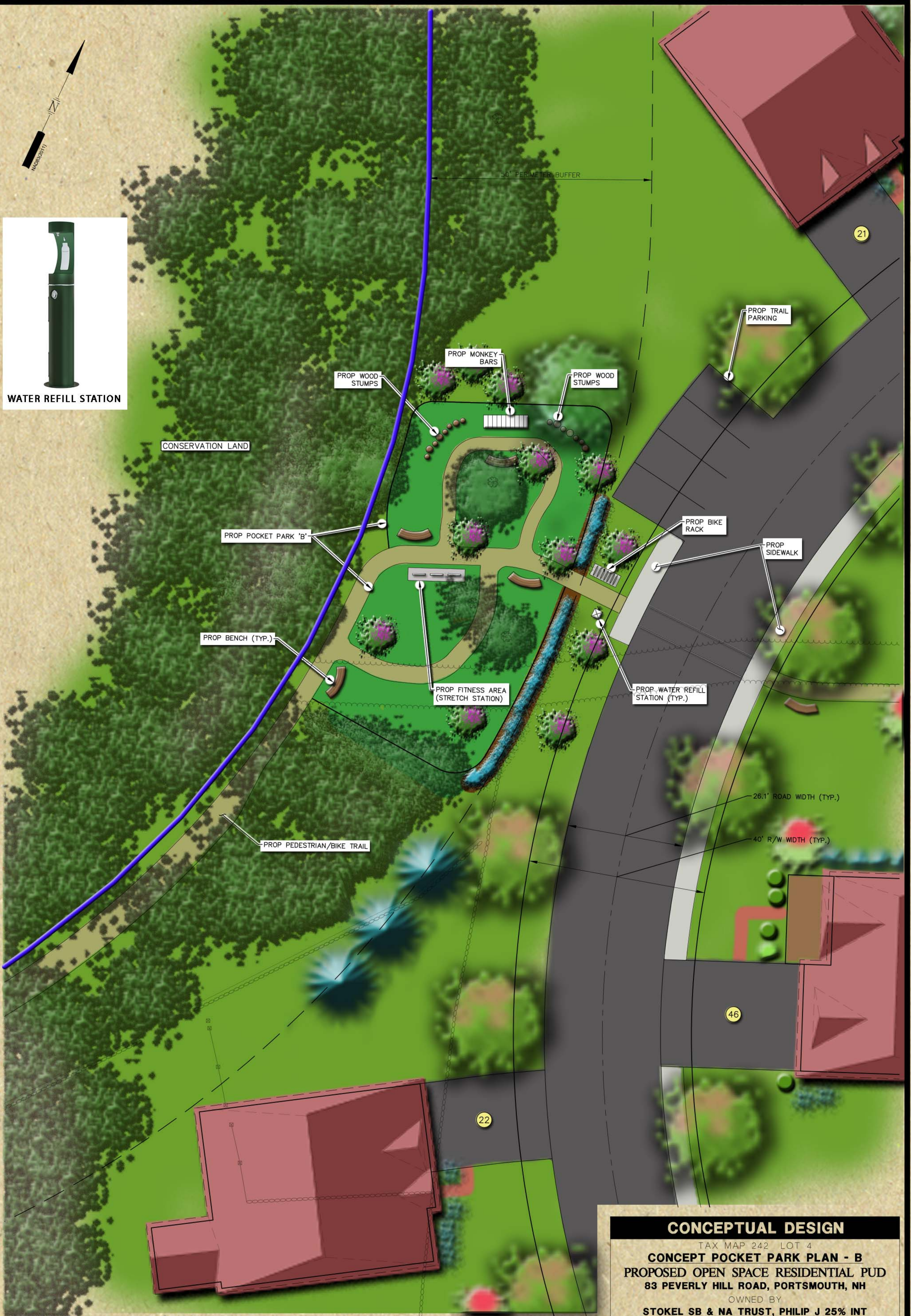
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 CK JUM CADFILE - - -

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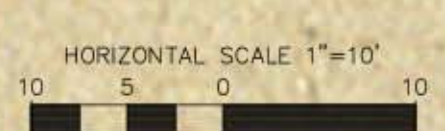
Jan 19, 2021 - 11:23am  
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WATER REFILL STATION



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REV.	DATE	DESCRIPTION	DR	CK

**CONCEPTUAL DESIGN**

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

**1"=20'(11"X17")**  
**SCALE: 1"=10'(22"X34")** **JANUARY 18, 2021**

Seacoast Division

**TFM**

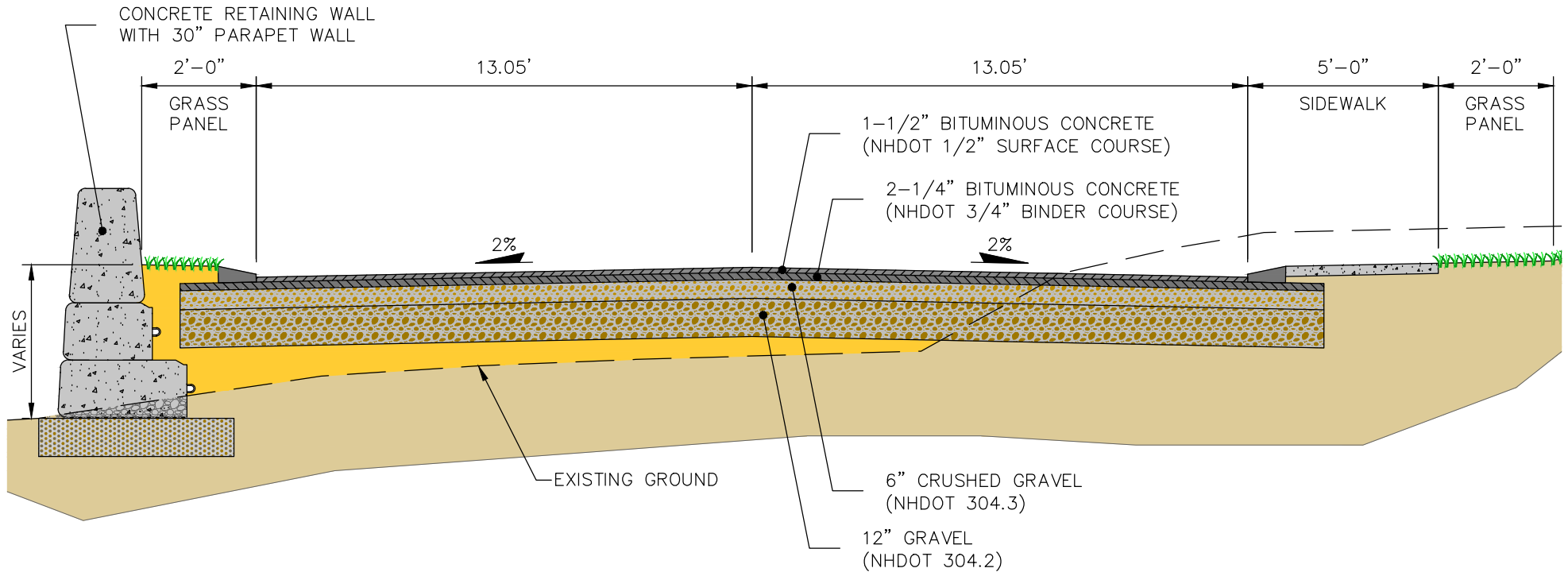
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47388-11 DR JSM FB  
CK JUM CADFILE

C-4

Jan 26, 2021 - 7:14am  
F:\WSC Projects\47388 - Peverly Hill Rd. - Portsmouth\47388-11 Green and Co. - 83 Peverly Hill Rd. - Portsmouth\Design\Concepts\47388-11\_PUD\_Concepto\_Rev.dwg



# ROADWAY TYPICAL SECTION

NOT TO SCALE

**NOTES:**

1. SEE GRADING & DRAINAGE PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
2. PROVIDE CLEAN BUTT TO EXISTING PAVEMENT- USE TACK COAT. SPECIFICALLY, A TACK COAT SHALL BE PLACED ATOP THE BINDER COURSE PAVEMENT PRIOR TO PLACING THE WEARING COURSE.
3. REMOVE ALL LOAM AND/OR YIELDING MATERIAL BELOW PAVEMENT.
4. ALL ROADWAY TO CONFORM TO THE STREET DESIGN AND CONSTRUCTION REQUIREMENTS IN THE TOWN OF PORTSMOUTH, NH SUBDIVISION REGULATIONS.

**EXHIBIT**

TAX MAP 242 LOT 4  
**TYPICAL ROADWAY SECTION**  
**PROPOSED OPEN SPACE RESIDENTIAL PUD**  
**83 PEVERLY HILL ROAD, PORTSMOUTH, NH**  
OWNED BY  
**STOKEL SB & NA TRUST, PHILLIP J 25% INT**

SCALE: NTS

JANUARY 28, 2021

					<b>TFM</b>	FILE	47388.11	DR	JJM	FB		EX-01
REV	DATE	DESCRIPTION	DR	CK				CK	JJM	CADFILE	47388-11_DETAILS.DWG	

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