

# ST. JOHN'S EPISCOPAL CHURCH BUILDING ADDITION

101 and 105 Chapel Street  
Portsmouth, New Hampshire

Assessor's Parcel 106, Lot 62

ISSUED FOR TAC WORK SESSION

Plan Issue Date:

JUNE 2, 2020

*Owner/Applicant:*

St. John's  
Episcopal Church  
100 Chapel Street  
Portsmouth, NH 03801

*Architect:*

W. Michael Campbell, AIA  
369 West Farms Road  
Farmingdale, NJ 07727

*Civil Engineer:*



133 Court Street Portsmouth, NH 03801  
(603) 433-2335 www.altus-eng.com

*Surveyor:*

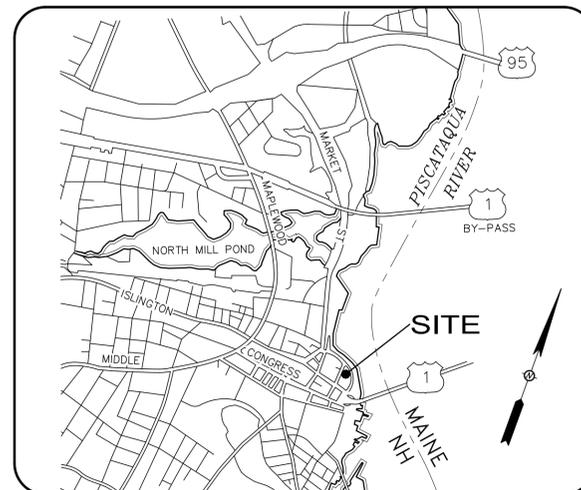
James Verra

& Associates Inc.

LAND SURVEYORS

101 SHATTUCK WAY, SUITE 8  
Newington, New Hampshire  
03801-7876

Tel 603-436-3557



LOCUS MAP  
Not to Scale

*Sheet Index  
Title*

Exterior Perspective  
Limited Topographic Plan  
Demolition Plan  
Site Plan  
Grading, Drainage and Utility Plan  
Utilities Plan

*Sheet  
No.:*      *Rev.*      *Date*

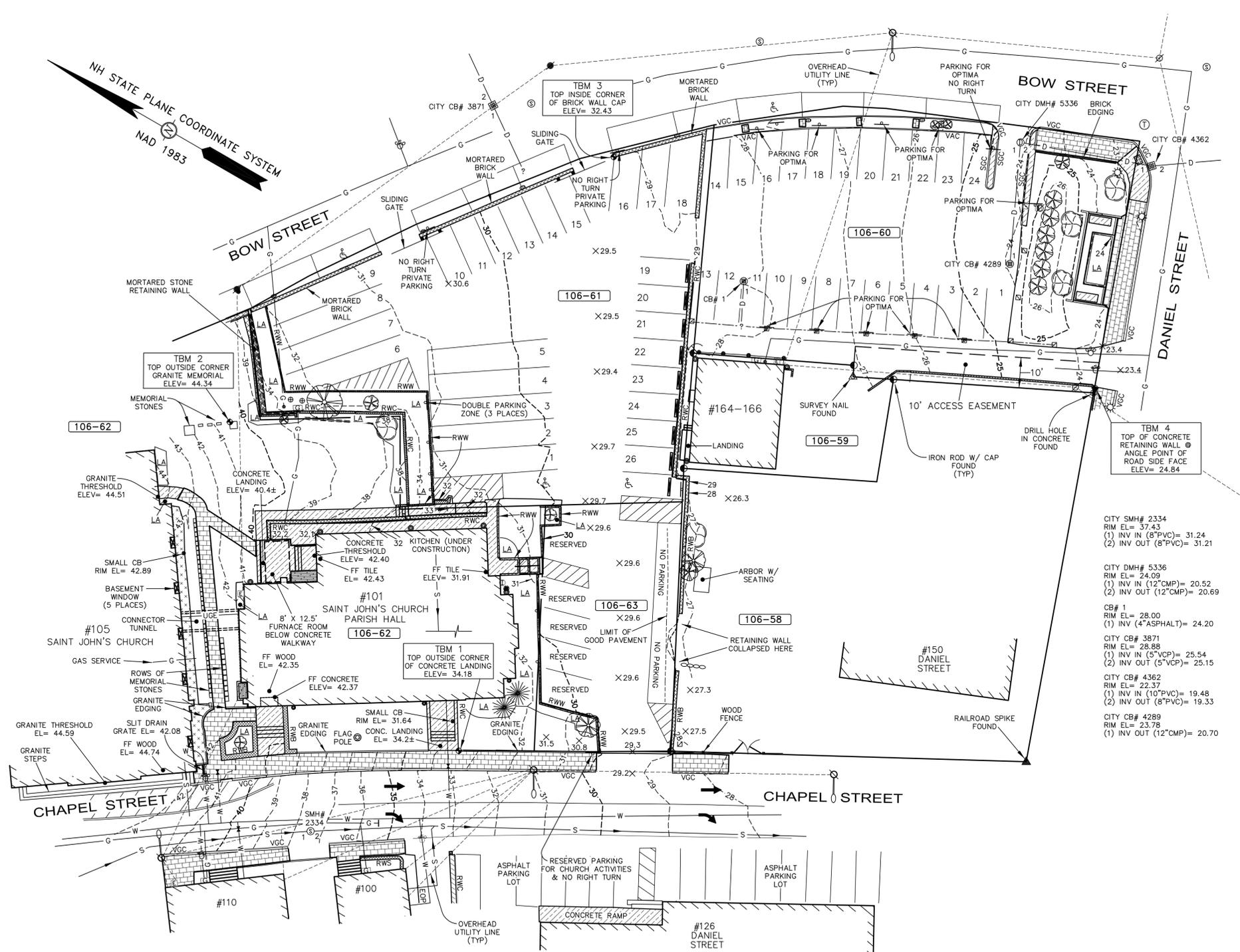
3	0	02/24/20
1 of 1	2	04/22/20
C-1	0	06/02/20
C-2	0	06/02/20
C-3	0	06/02/20
C-4	0	06/02/20

# Exterior Perspective 3



St John's Episcopal Church  
Portsmouth, New Hampshire

W. Michael Campbell  
369 West Farms Road  
Farmingdale, NJ 07727  
[www.religiousarchitecture.com](http://www.religiousarchitecture.com)



**NOTES:**

- OWNER OF RECORD..... SAINT JOHN'S CHURCH  
ADDRESS.....100 CHAPEL STREET, PORTSMOUTH, NH 03801  
DEED REFERENCE.....  
TAX SHEET / LOT..... 106-60,106-61,106-62 & 106-63
- THE RELATIVE ERROR OF CLOSURE WAS LESS THAN 1 FOOT IN 15,000 FEET.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.
- CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE SETTING OR ESTABLISHMENT OF ANY GRADES/ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOC., INC.
- THIS PLAN IS BASED ON A FIELD SURVEY 7/2015 BY JAMES VERRA AND ASSOC., INC.
- HORIZONTAL DATUM: NAD 1983 (2011) (EPOCH: 2010.0000)  
VERTICAL DAUM: NAVD 1988  
PRIMARY BM: CITY CONTROL POINT "ALBA"
- PARCEL LINES ARE APPROXIMATE ONLY. NO BOUNDARY RESEARCH OR BOUNDARY SURVEY WERE PERFORMED.

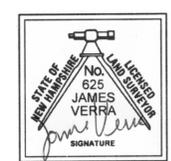
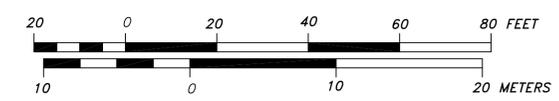
**REFERENCE PLANS:**

- PLAN OF LAND, PORTSMOUTH, N.H., THE WARNER HOUSE ASSOCIATION, DATED 8/1982, FILE NO. 1394, PLAN NO. 50067, BY JOHN W. DURGIN ASSOCIATES, INC.
- PLAN OF LOT, BADGER FARMS' CREAMERIES, BOW ST., PORTSMOUTH, N.H., DATED 7/1944, FILE NO. 317, PLAN NO. 8174, BY JOHN W. DURGIN CE.

- LEGEND:**
- ..... STONE WALL
  - ..... CHAIN LINK FENCE
  - ..... WOOD FENCE
  - ..... WOOD FENCE POST
  - 110-5 ..... TAX SHEET - LOT NUMBER
  - RCRD ..... ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - EOP.....EDGE OF PAVEMENT
  - SGC.....SLOPED FACED GRANITE CURB
  - VAC.....VERTICAL FACED ASPHALT CURB
  - VGC.....VERTICAL FACED GRANITE CURB
  - RWC.....CONCRETE RETAINING WALL
  - RWW.....WOOD RETAINING WALL
  - RMB.....MODULAR BLOCK RETAINING WALL
  - .....PARKING METER
  - .....BOLLARD
  - .....SIGN
  - .....HANDICAP SPACE
  - .....UTILITY POLE
  - .....UTILITY POLE W/TRANSFORMER
  - .....LIGHT POLE
  - .....UTILITY POLE WITH ARM & LIGHT
  - .....ELECTRICAL CONDUIT
  - .....ELECTRIC METER
  - .....GAS METER
  - .....GAS SHUT OFF
  - .....WATER GATE VALVE
  - .....WATER SHUT OFF VALVE
  - .....CATCH BASIN
  - .....CATCH BASIN
  - .....DRAIN MANHOLE
  - .....GUTTER DOWNSPOUT
  - .....SEWER MANHOLE
  - .....DECIDUOUS TREE
  - .....CONIFEROUS SHRUB
  - .....DECIDUOUS SHRUB
  - w- ..... WATER LINE
  - s- ..... SEWER LINE
  - d- ..... DRAIN LINE
  - g- ..... GAS LINE
  - ..... CEMENT CONCRETE
  - ..... BRICK PAVERS
  - x x x ..... CRUSHED STONE
  - x12.5.....SPOT GRADE

**ABUTTERS LIST**

MAP-LOT	OWNER	DEED REF.
106-58	THE WARNER HOUSE ASSOCIATION PO BOX 895, PORTSMOUTH, NH 03802	879/372
106-59	THOMAS B. GRIFFIN REV. LIVING TRUST u/d/t 11/9/2000 THOMAS B. GRIFFIN, TRUSTEE 164 DANIEL ST, PORTSMOUTH, NH 03801	5531/572



**SURVEYOR:**  
James Verra and Associates, Inc.  
LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8  
NEWINGTON, N.H. 03801- 7876  
603-436-3557  
JOB NO: 23609

**ENGINEER:**  
**ALTUS ENGINEERING, INC.**

133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com

**ISSUED FOR:**  
**ENGINEERING DESIGN**

**ISSUE DATE:**  
**AUGUST 11, 2015**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
1	ENGINEERING DESIGN	JV	8-11-15
2	ADDITIONAL INFO. AS REQUESTED BY ENGINEER	JV	4-22-20

**DRAWN BY:** JCS  
**APPROVED BY:** JV  
**DRAWING FILE:** 23609.DWG

**SCALE:**  
22" x 34" - 1" = 20'  
11" x 17" - 1" = 40'

**OWNER/APPLICANT:**  
**SAINT JOHN'S CHURCH**  
100 CHAPEL STREET  
PORTSMOUTH, N.H. 03801

**ASSESSOR'S PARCELS**  
MAP 106  
LOTS 60-63

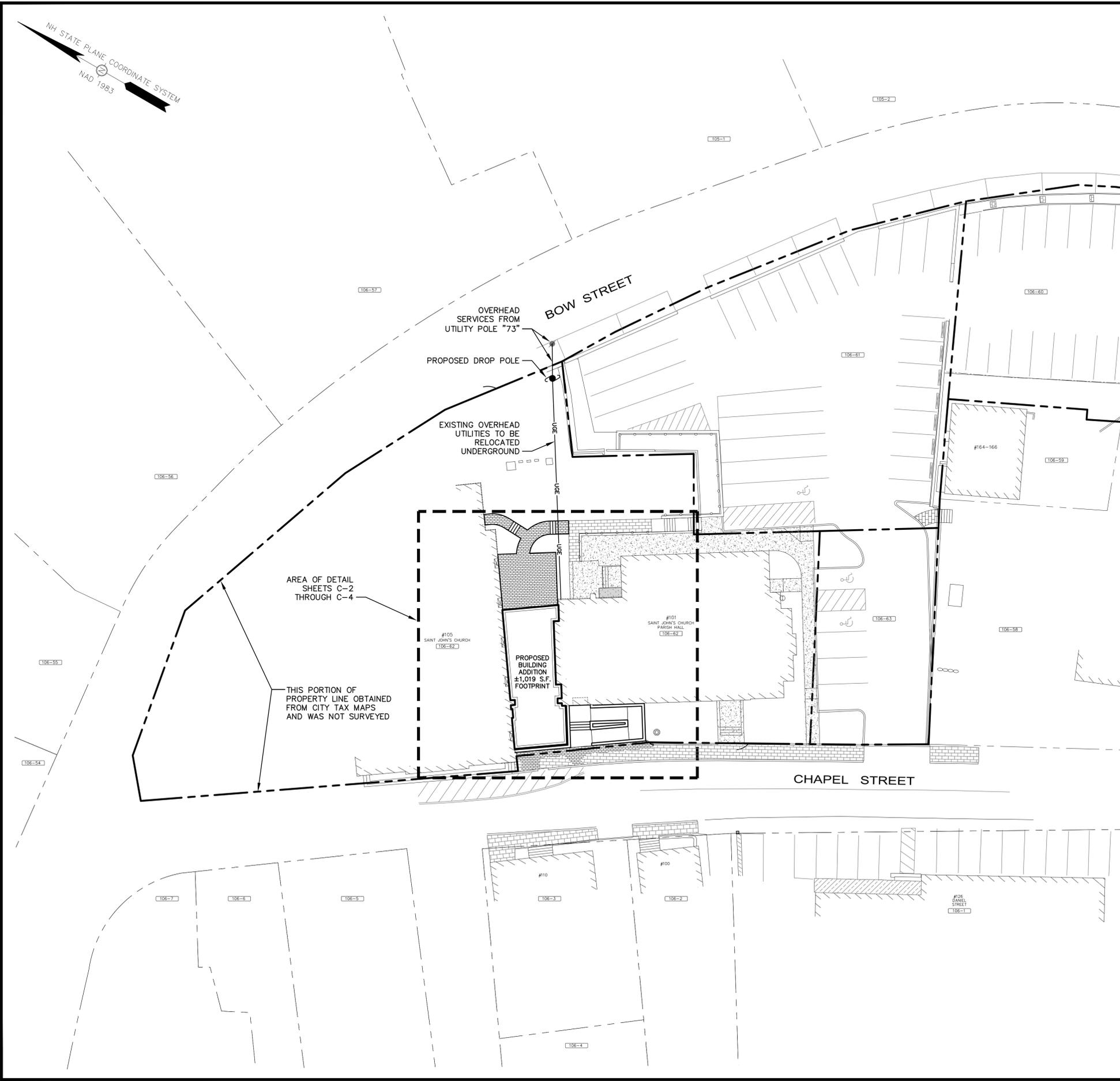
**PROJECT:**  
**PROPOSED SITE IMPROVEMENT PLANS**  
101 & 105 CHAPEL STREET  
BOW & DANIEL STREETS  
PORTSMOUTH, N.H.

**ASSESSOR'S PARCELS**  
MAP 106  
LOTS 60-63

**TITLE:**  
**LIMITED TOPOGRAPHIC PLAN**

**SHEET NUMBER:**  
**1 OF 1**

P4706

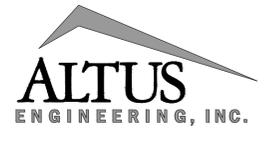


**OVERALL SITE NOTES**

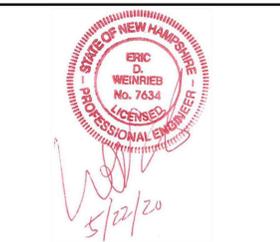
1. THE BASE PLAN USED HERE WAS DEVELOPED FROM "LIMITED TOPOGRAPHIC PLAN, 101 & 105 CHAPEL STREET, BOW & DANIEL STREETS, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED APRIL 2, 2020. A FULL BOUNDARY SURVEY WAS NOT CONDUCTED AS A PART OF THIS SURVEY. A PORTION OF THE BOUNDARY SHOWN HEREON WAS DERIVED FROM CITY TAX MAPS. OTHER SITE FEATURES WERE ADDED TO THIS PLAN BASED ON SITE OBSERVATIONS BY ALTUS ENGINEERING.

**LEGEND**

- PROPERTY LINE
- EXISTING PAVEMENT/CURB
- VGC SGC PROP. PAVEMENT/VERTICAL OR SLOPED GRANITE CURB
- ○ ○ ○ ○ PROPOSED HAND RAIL
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- × 100.00 × 104.00TW × 100.00BW PROPOSED SPOT GRADE/TOP & BOTTOM OF WALL
- PROPOSED RETAINING WALL
- W W W W W EXISTING WATER/CURB STOP/VALVE/HYDRANT
- S S S S S EXISTING SEWER/MANHOLE
- G G G G G EXISTING GAS/VALVE
- EXISTING OVERHEAD/UNDERGROUND UTILITIES/POLE
- D D D D D EXISTING DRAINAGE/CB/DMH
- W W W W W PROP. THRUST BLOCK/WATER/CURB STOP/VALVE/HYDRANT
- OHW UGE --- PROPOSED OVERHEAD/UNDERGROUND UTILITIES/POLE
- PROPOSED DRAINAGE (HARD PIPE)/CB/DCB/DMH/FES
- PROPOSED DRAINAGE (PERFORATED PIPE)/CLEANOUT
- ← CPP PROP. GROUND SLOPE/CORRUGATED PLASTIC PIPE
- PROPOSED LIMIT OF DISTURBANCE
- EXISTING BRICK SIDEWALK/PATIO
- PROPOSED BRICK SIDEWALK/PATIO
- EXISTING CONCRETE SURFACE
- PROPOSED STONE DRIPEDGE



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**NOT FOR CONSTRUCTION**

ISSUED FOR: TAC WORKSHOP

ISSUE DATE: JUNE 2, 2020

NO.	DESCRIPTION	BY	DATE
0	TAC WORKSHOP	EBS	06/02/20

DRAWN BY: EBS

APPROVED BY: EDW

DRAWING FILE: 5072-SITE.dwg

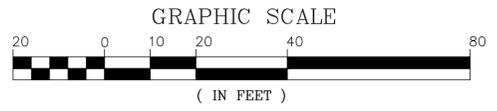
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OWNER/APPLICANT:  
**ST. JOHN'S EPISCOPAL CHURCH**  
100 CHAPEL STREET  
PORTSMOUTH, NH 03801

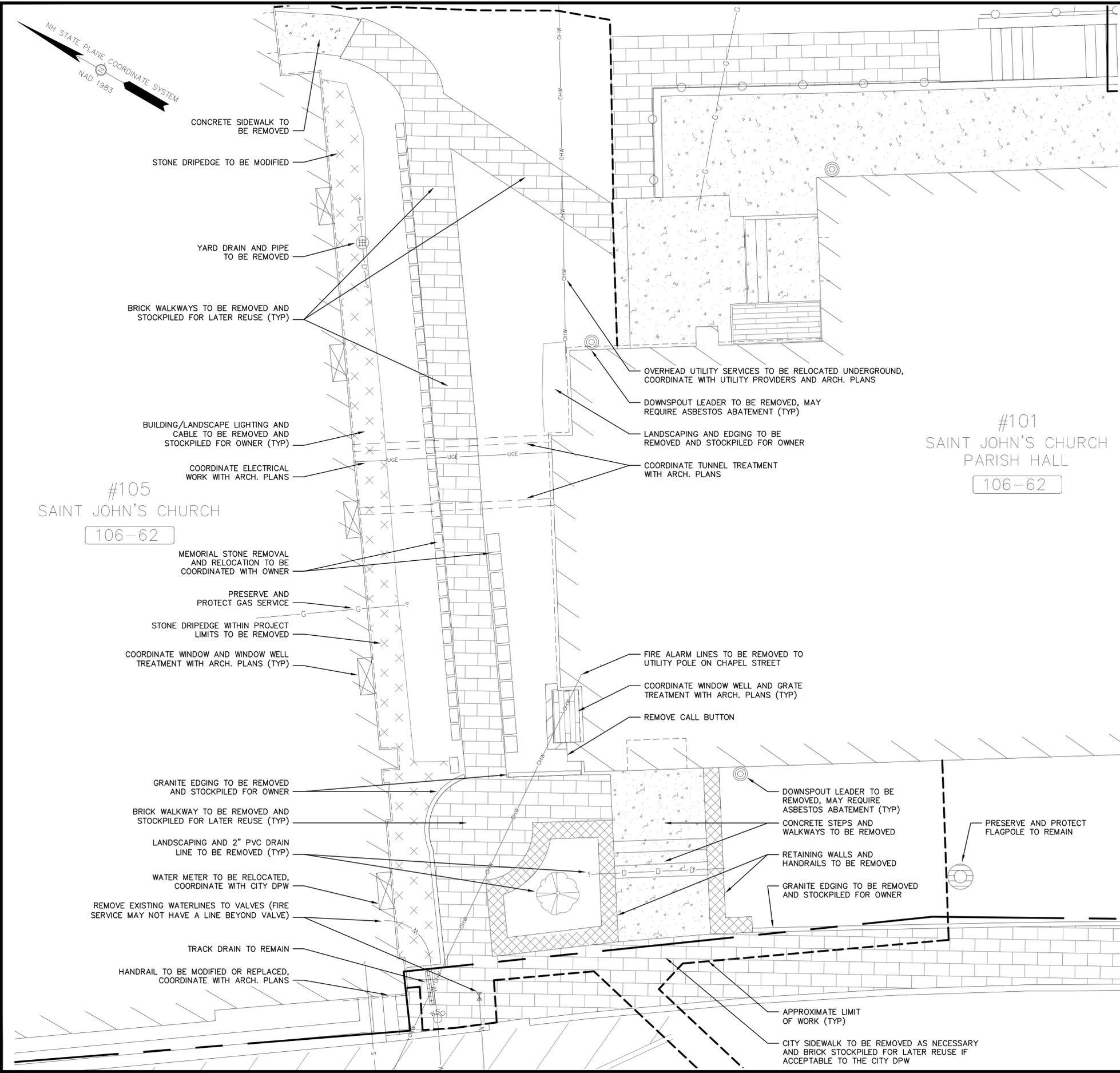
PROJECT:  
**ST. JOHN'S EPISCOPAL CHURCH**  
TAX MAP 106 LOT 62  
101 & 105 CHAPEL STREET  
PORTSMOUTH, NH 03801

TITLE:  
**PRELIMINARY OVERALL SITE PLAN**

SHEET NUMBER:  
**C-1**



P5072

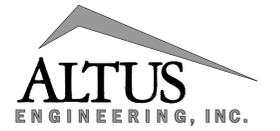
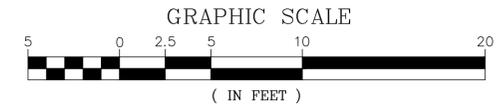


#105  
 SAINT JOHN'S CHURCH  
 106-62

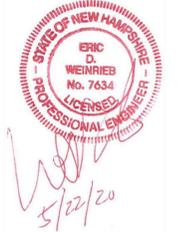
#101  
 SAINT JOHN'S CHURCH  
 PARISH HALL  
 106-62

**DEMOLITION NOTES**

1. CONTRACTOR SHALL SAFELY SECURE THE SITE AND WORK LIMITS WITH SECURITY FENCING WHICH SHALL BE LOCKED DURING NON-WORK HOURS.
2. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES AND STRUCTURES SCHEDULED TO REMAIN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY NOTIFICATION OF ALL PARTIES, CORPORATIONS, COMPANIES, INDIVIDUALS AND STATE AND LOCAL AUTHORITIES OWNING AND/OR HAVING JURISDICTION OVER ANY UTILITIES RUNNING TO, THROUGH OR ACROSS AREAS TO BE DISTURBED BY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES WHETHER OR NOT SAID UTILITIES ARE SUBJECT TO DEMOLITION, RELOCATION, MODIFICATION AND/OR CONSTRUCTION.
4. ALL UTILITY DISCONNECTIONS/DEMOLITIONS/RELOCATIONS SHALL BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES, PORTSMOUTH DPW AND ABUTTING PROPERTY OWNERS. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELATED EXCAVATION, TRENCHING AND BACKFILLING.
5. WHERE SPECIFIED TO REMAIN, MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, HANDHOLES, ETC. SHALL BE ADJUSTED TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
6. CONTRACTOR SHALL OBTAIN AN ENCUMBRANCE PERMIT FROM THE CITY OF PORTSMOUTH TO USE PORTIONS OF THE CHAPEL STREET SIDEWALK AS STAGING AND CONSTRUCTION AREAS. ANY DAMAGE TO SIDEWALK OUTSIDE LIMITS OF WORK SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. SEE EROSION CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL MEASURES THAT SHALL BE IN PLACE PRIOR TO DEMOLITION ACTIVITIES.
8. ALL MATERIALS SCHEDULED FOR DEMOLITION OR REMOVAL ON PRIVATE PROPERTY SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. GRANITE CURBING AND BRICK SCHEDULED TO BE REMOVED FROM PUBLIC PROPERTY SHALL BE SALVAGED TO PORTSMOUTH DPW.
9. ALL MATERIAL SCHEDULED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS/CODES.
10. WATER: PORTSMOUTH DPW, JIM TOW, (603) 427-1530.
11. TELECOMMUNICATIONS: FAIRPOINT, JOE CONSIDINE, (603) 427-5525.
12. CABLE: COMCAST, MIKE COLLINS, (603) 679-5695, EXT. 1037.
13. ELECTRICAL: EVERSOURCE, MICHAEL BUSBY, (603) 332-4227, EXT. 5555334.
14. GAS: UNITIL, DAVID BEAULIEU, (603) 294-5144.
15. NO BURNING SHALL BE PERMITTED PER LOCAL REGULATIONS.
16. HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE ABATED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS.
17. AT NO TIME SHALL ANY UTILITY SERVICE OR VEHICULAR ACCESS TO ABUTTING PROPERTIES BE COMPLETELY INTERRUPTED UNLESS A FULL SHUTDOWN IS COORDINATED WITH ALL AFFECTED PARTIES AND UTILITY PROVIDER(S).
18. SHOULD GROUNDWATER BE ENCOUNTERED DURING EXCAVATION, APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO ENSURE SEDIMENT LADEN WATER IS NOT DISCHARGED INTO THE CITY DRAINAGE SYSTEM. A DISCHARGE PERMIT SHALL BE OBTAINED PRIOR TO DISCHARGING GROUNDWATER.
19. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR THE DEMOLITION OF EXISTING SITE FEATURES. UNLESS OTHERWISE NOTED TO REMAIN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BUILDINGS, PAVEMENT, CONCRETE, CURBING, SIGNS, POLES, UTILITIES, FENCES, VEGETATION AND OTHER EXISTING FEATURES AS NECESSARY TO FULLY CONSTRUCT THE PROJECT.



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ISSUE DATE: JUNE 2, 2020

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	TAC WORKSHOP		EBS	06/02/20

DRAWN BY: EBS  
 APPROVED BY: EDW  
 DRAWING FILE: 5072-SITE.dwg

SCALE: 22"x34" 1" = 5'  
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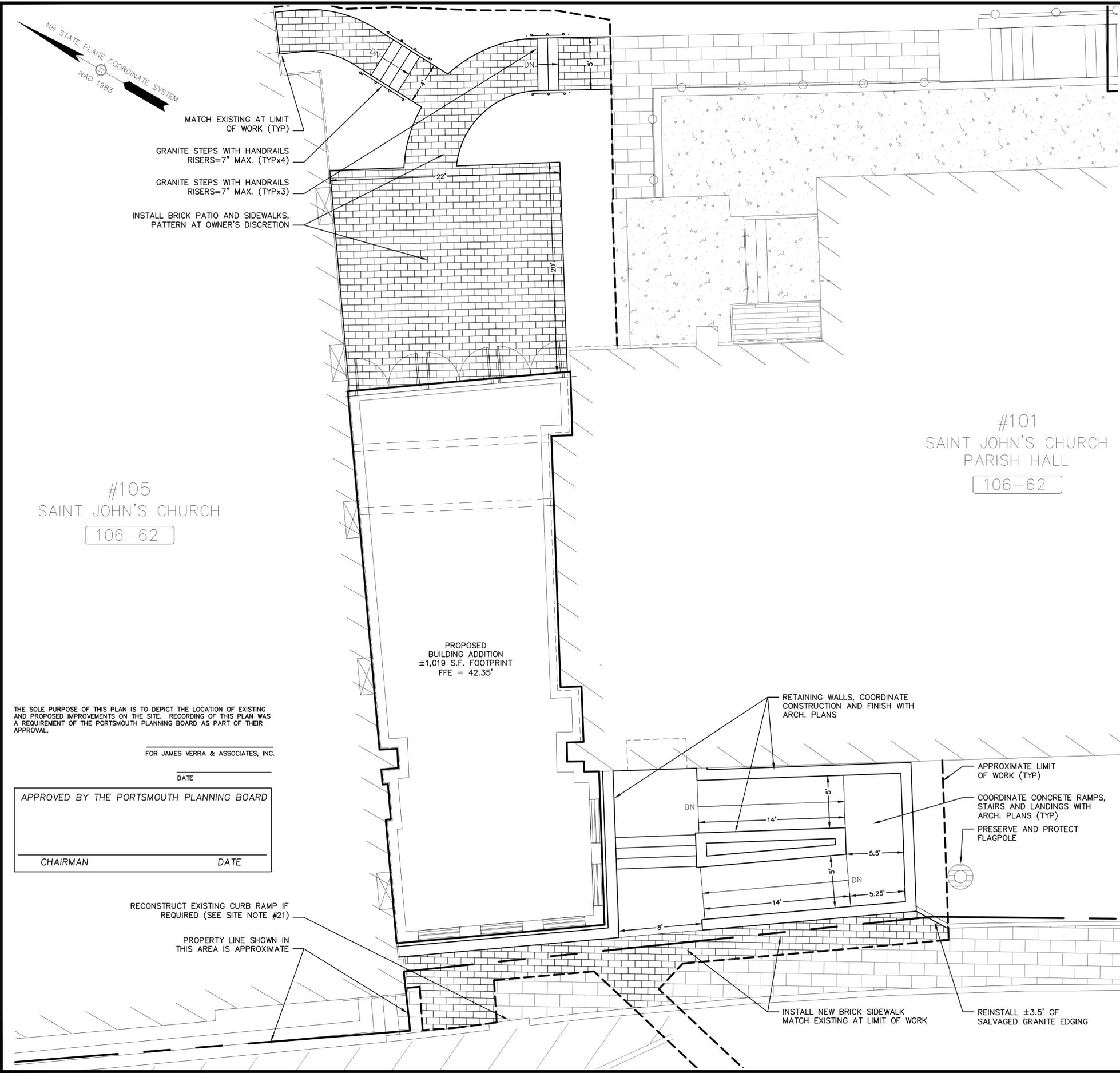
OWNER/APPLICANT:  
**ST. JOHN'S  
 EPISCOPAL CHURCH**  
 100 CHAPEL STREET  
 PORTSMOUTH, NH 03801

PROJECT:  
**ST. JOHN'S  
 EPISCOPAL CHURCH**  
 TAX MAP 106 LOT 62  
 101 & 105 CHAPEL STREET  
 PORTSMOUTH, NH 03801

TITLE:  
**PRELIMINARY  
 DEMOLITION PLAN**

SHEET NUMBER:  
**C-2**

P5072



THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS ON THE SITE. RECORDING OF THIS PLAN WAS A REQUIREMENT OF THE PORTSMOUTH PLANNING BOARD AS PART OF THEIR APPROVAL.

FOR JAMES VERRA & ASSOCIATES, INC.

DATE

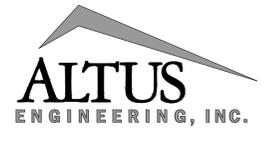
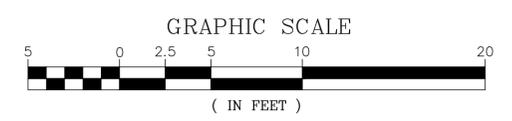
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

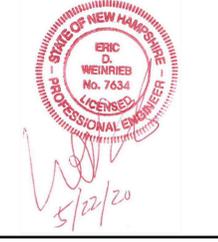
**SITE NOTES**

- DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT THE CONSTRUCTION OF AN INFILL CONNECTOR BETWEEN THE EXISTING ST. JOHN'S CHURCH AND PARISH HALL BUILDINGS TOGETHER WITH ASSOCIATED SITE IMPROVEMENTS.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "LIMITED TOPOGRAPHIC PLAN, 101 & 105 CHAPEL STREET, BOW & DANIEL STREETS, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED APRIL 2, 2020. A FULL BOUNDARY SURVEY WAS NOT CONDUCTED AS A PART OF THIS SURVEY. A PORTION OF THE BOUNDARY SHOWN HEREON WAS DERIVED FROM CITY TAX MAPS. OTHER SITE FEATURES WERE ADDED TO THIS PLAN BASED ON SITE OBSERVATIONS BY ALTUS ENGINEERING.
- ZONE: CIVIC  
OVERLAY: DOWNTOWN OVERLAY DISTRICT  
HISTORIC OVERLAY DISTRICT
- DIMENSIONAL REQUIREMENTS:**

	NR	EXISTING	PROPOSED
FRONT YARD:	NR	±0'	SAME
SIDE YARD:	NR	±6.6'	SAME
REAR YARD:	NR	±6.5'	SAME
MAX. BUILDING COVERAGE:	NR	±40.7%	±44.5%
MAX. BUILDING FOOTPRINT:	NR	±11,017 S.F.	±12,036 S.F.
MIN. LOT AREA:	NR	±27,062 S.F.	SAME
MIN. OPEN SPACE:	NR	±48.7%	±44.3%
MAX. BUILDING HEIGHT:	NR	±13,175 S.F.	±11,999 S.F.
- PARKING REQUIREMENTS: NR (NO REQUIREMENT)
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
- UNLESS OTHERWISE NOTED, ALL SIDEWALKS TO BE CONSTRUCTED WITHIN THE CHAPEL ST. RIGHT OF WAY SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- WAIVER OF SITE PLAN REGULATION SECTION 8.1.2 TO ALLOW A PORTION OF EXISTING OVERHEAD UTILITIES TO REMAIN.
- ALL ROAD/LANE CLOSURES OR OTHER TRAFFIC INTERRUPTIONS ON CITY ROADS SHALL BE COORDINATED WITH THE PORTSMOUTH POLICE DEPARTMENT AND PORTSMOUTH DPW.
- ALL WATER MAIN INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER DEPARTMENT STANDARDS. WATER MAIN SHALL BE WRAPPED WITH A WATER TIGHT POLYETHYLENE WRAPPING. ALL JOINTS SHALL HAVE THREE (3) WEDGES PER JOINT.
- THE APPLICANT SHALL HAVE A SITE SURVEY CONDUCTED BY A RADIO COMMUNICATIONS CARRIER APPROVED BY THE CITY'S COMMUNICATION DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE POLICE AND RADIO CONFIGURATION. IF THE SITE SURVEY INDICATES IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE APPLICANT SHALL BE REQUIRED TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES A REPEATER IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR THE CITY. THE SURVEY SHALL BE COMPLETED AND THE REPEATER, IF DETERMINED IT IS REQUIRED, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- EXISTING CURB RAMP DOES NOT MEET ADA REGULATIONS. IF RECONSTRUCTION OF THE EXISTING RAMP IS REQUIRED, IT SHALL BE TO THE APPROXIMATE LINES AND GRADES OF THE EXISTING RAMP. ALTHOUGH THE RECONSTRUCTED RAMP WILL NOT MEET ADA REGULATIONS DUE TO THE PRE-EXISTING CONDITIONS OF THE SURROUNDING AREA, THE CONTRACTOR IS DIRECTED TO MAKE WHATEVER MODIFICATIONS ARE NECESSARY TO BRING THE RECONSTRUCTED RAMP INTO CONFORMITY WITH ADA REGULATIONS AS CLOSELY AS POSSIBLE.



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NO.	DESCRIPTION	BY	DATE
0	TAC WORKSHOP	EBS	06/02/20

DRAWN BY: EBS

APPROVED BY: EDW

DRAWING FILE: 5072-SITE.dwg

SCALE: 22"x34" 1" = 5'  
11"x17" 1" = 10'

**OWNER/APPLICANT:**

**ST. JOHN'S  
EPISCOPAL CHURCH**  
  
100 CHAPEL STREET  
PORTSMOUTH, NH 03801

**PROJECT:**

**ST. JOHN'S  
EPISCOPAL CHURCH**  
  
TAX MAP 106 LOT 62  
  
101 & 105 CHAPEL STREET  
PORTSMOUTH, NH 03801

**TITLE:**

**PRELIMINARY  
SITE PLAN**

SHEET NUMBER:

**C-3**

P5072

