

Mixed-Use Development Site Subdivision and Site Plan Review

200 CHASE DRIVE Portsmouth, New Hampshire Assessor's Parcel 210-02

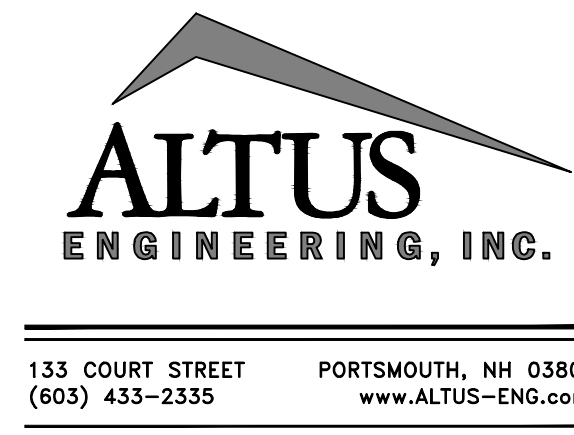
Owner:

BETHEL ASSEMBLY OF GOD
200 CHASE DRIVE
PORTSMOUTH, NH 03801

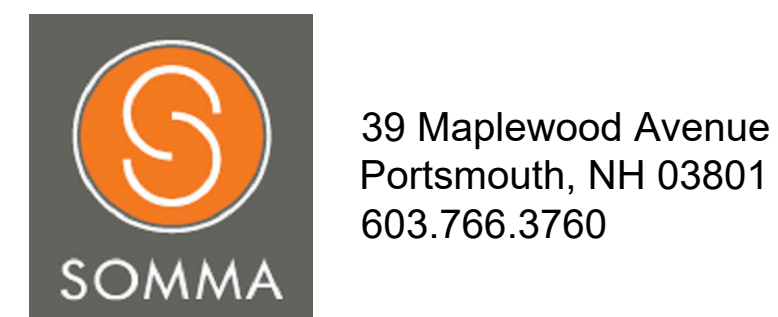
Applicant:

200 Chase Drive, LLC
c/o Cove Workspace
36 Maplewood Avenue
PORTSMOUTH, NH 03801

Civil Engineer:



Architect:



Surveyor:



Issued: JUNE 26, 2019 PLANNING BOARD DESIGN REVIEW

APPROVED BY THE PORTSMOUTH PLANNING BOARD

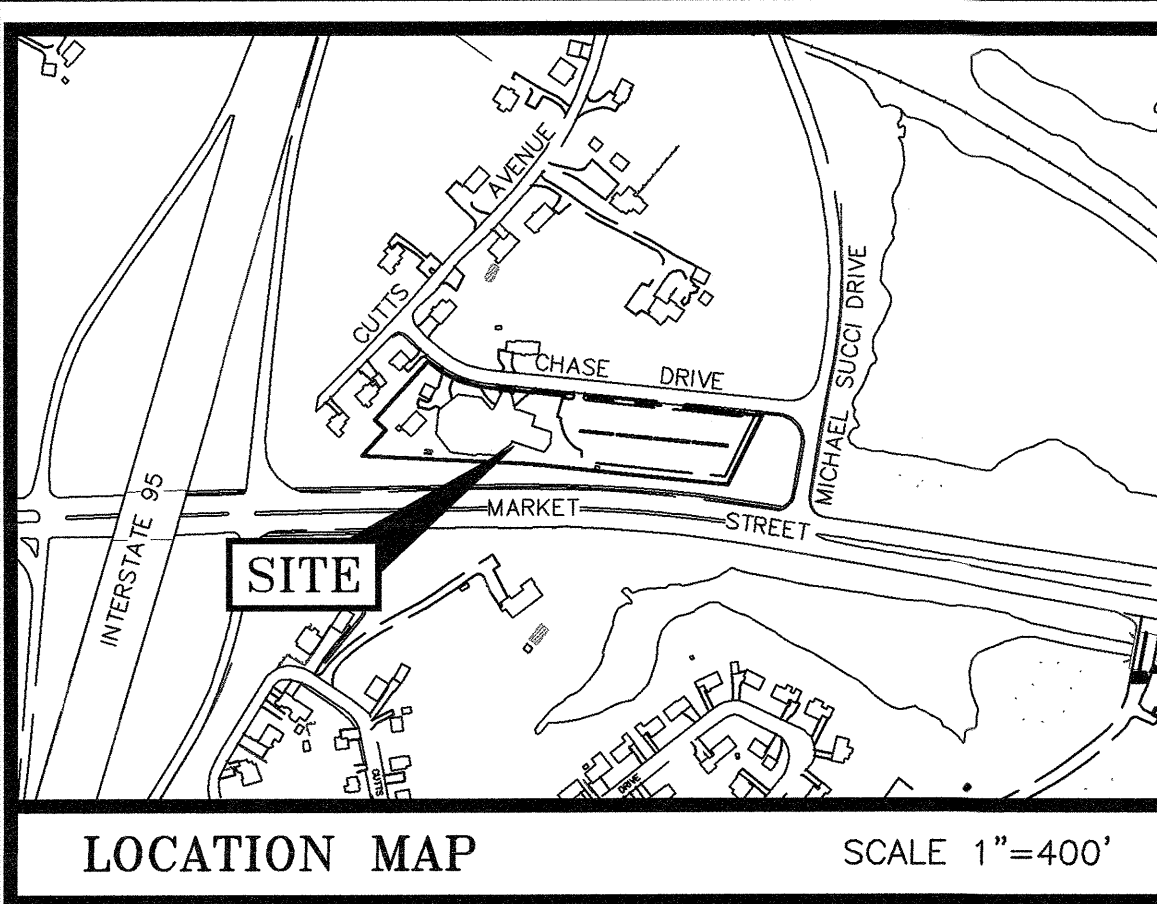
CHAIRMAN DATE



Locus Map
Scale: Not to Scale

Sheet Index

Title	Sheet No.:	Rev.	Date
Existing Conditions Plans (by Ambit Engineering, Inc.)	C1	0	02/11/19
Existing Utilities Plans (by Ambit Engineering, Inc.)	C2	0	02/11/19
Preliminary Subdivision Plan	C.3	1	06/26/19
Overall Site Plan	C.4	1	06/26/19
Site Plan	C.5	1	06/26/19
Community Space Plan	C.6	0	06/26/19
Preliminary Grading and Drainage Plan	C.7	0	06/26/19
Utilities Plan (Not Included)	C.8	0	-
Landscape Plan (Not Included)	L-1	0	-
Site Lighting Plan (Not Included)	1 of 1	0	-
Erosion Control Details	D.1	0	06/26/19
Construction Details	D.2	0	06/26/19
Construction Details	D.3	0	06/26/19
Construction Details	D.4	0	06/26/19
Construction Details	D.5	0	06/26/19
Construction Details	D.6	0	06/26/19
Construction Details	D.7	0	06/26/19
Typical Floor Plan (by SOMMA Studios)	1 of 1	0	06/26/19
Exterior Elevations (Not Included)	-	0	-
Building Rendering (by SOMMA Studios)	1 of 1	0	06/26/19



PLAN REFERENCE:

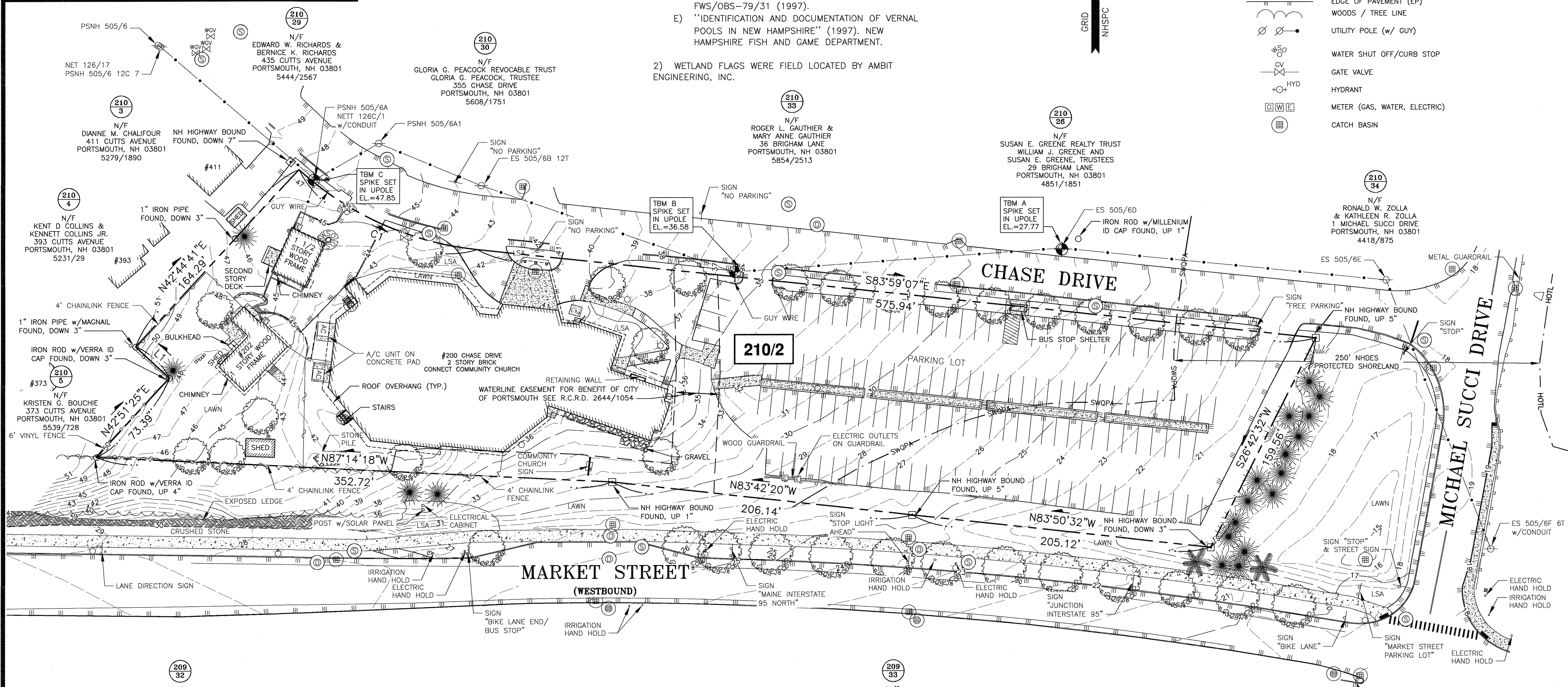
- 1) LOT LINE ADJUSTMENT PLAN 200 CHASE DRIVE & 373 CUTTS AVENUE PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 210-2 & 210-5 FOR KRISTEN G. BOUCHIE & THE BETHEL ASSEMBLY OF GOD. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED MAY 23, 2013, FINAL REVISION DATE JUNE 25, 2013. R.C.R.D. PLAN D-38287.
- 2) SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.

WETLAND NOTES:

- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 8/3/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
 - B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.1, USDA-NRCS, 2017 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEWPCC WETLANDS WORK GROUP (2017).
 - C) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
 - D) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS-79/31 (1997).
 - E) "IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE" (1997). NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.

LEGEND:

EXISTING		NOW OR FORMERLY RECORD OF PROBATE ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
N/F	RR SPK FND	RAILROAD SPIKE FOUND/SET
RP	IR FND	IRON ROD FOUND/SET
RCRD	IP FND	IRON PIPE FOUND/SET
(1/21)	DH FND	DRILL HOLE FOUND/SET
	NHNB FND	NHDOT BOUND FOUND
	TB FND	TOWN BOUND FOUND
	BND w/DH	BOUND w/ DRILL HOLE
	ST BND w/DH	STONE BOUND w/DRILL HOLE
	SWOPA	NHDES 250' PROTECTED SHORELAND
	HOTL	HIGHEST OBSERVABLE TIDE LINE
	D	STORM DRAIN
		UNDERGROUND ELECTRIC OVERHEAD ELECTRIC WIRES
		EDGE OF PAVEMENT (EP)
		WOODS / TREE LINE
		UTILITY POLE (w/ GUY)
		WATER SHUT OFF/CURB STOP
		GATE VALVE
		HYDRANT
		METER (GAS, WATER, ELECTRIC)
		CATCH BASIN



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 210 AS LOT 2.
- 2) OWNER OF RECORD: BETHEL ASSEMBLY OF GOD, 200 CHASE DRIVE, PORTSMOUTH, N.H. 03801, 1986/395 & 2248/889 D-38287.
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE 5/17/2005.
- 4) EXISTING LOT AREA: 116,591 S.F., 2.6766 ACRES.
- 5) PARCEL IS LOCATED IN THE GATEWAY CENTER (G2) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS: SEE ZONING ORDINANCE.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULT OF A STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP 210 LOT 2 IN THE CITY OF PORTSMOUTH.
- 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').
- 9) SEE SHEET C2 FOR UTILITIES AND INVERT INFORMATION.

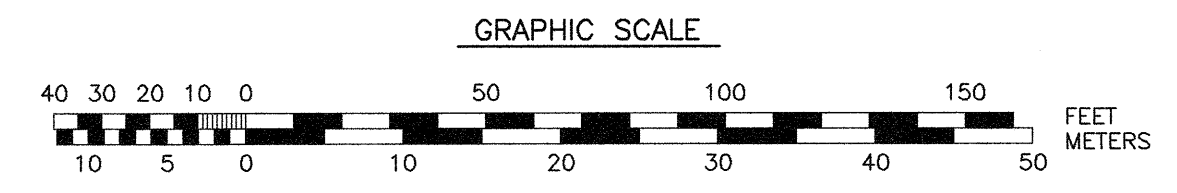
BETHEL ASSEMBLY OF GOD
200 CHASE DR
PORTSMOUTH, N.H.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N47°21'20"W	31.46'

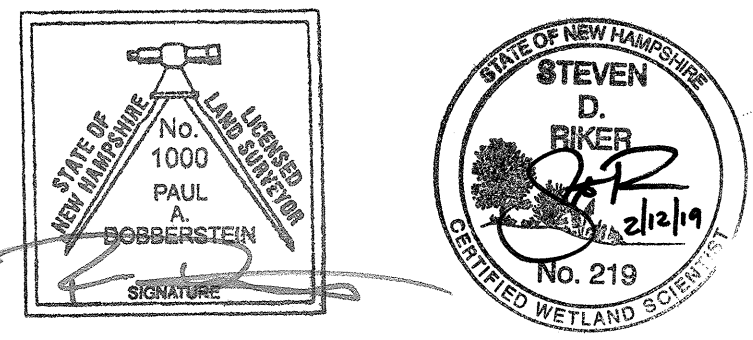
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	215.00'	135.68'	133.44'	S65°54'23"E	36°09'27"



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

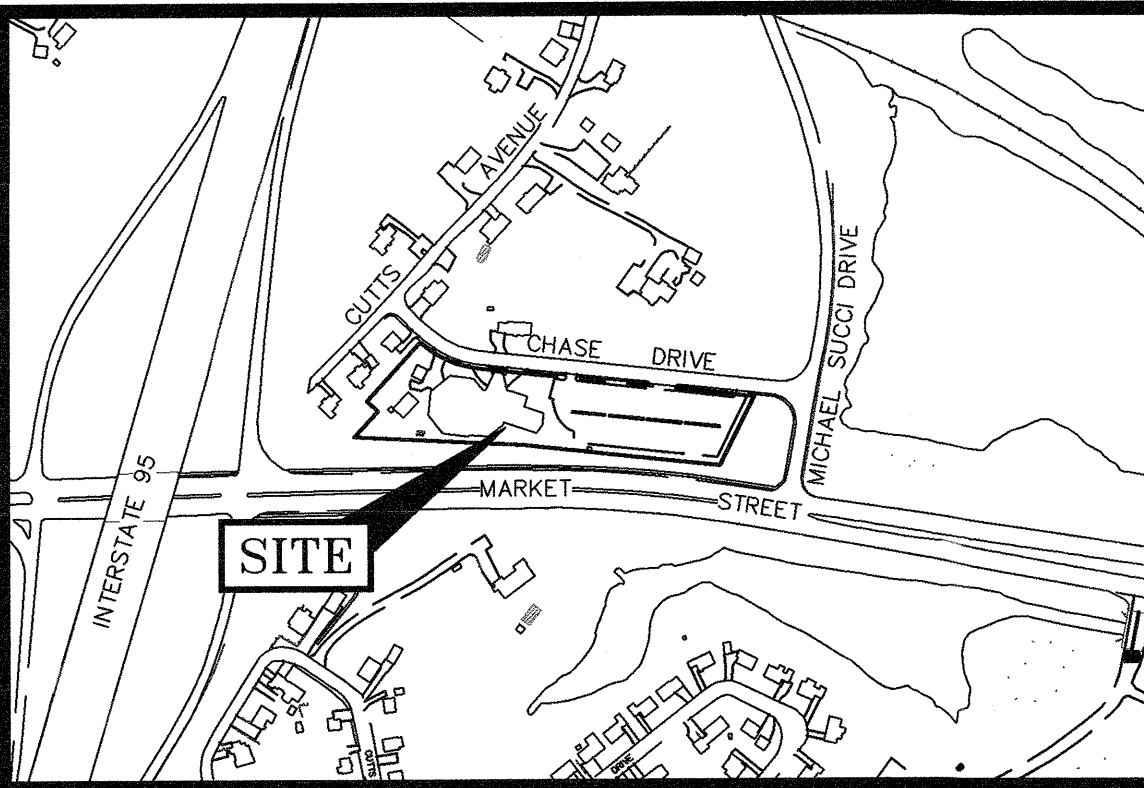
PAUL A DOBBERSTEIN, LLS
DATE: 2/12/2019



NO.	DESCRIPTION	DATE
1	PLAN UPDATE	2/11/19
0	ISSUED FOR COMMENT	8/6/18

SCALE 1" = 40' AUGUST 2018

EXISTING CONDITIONS PLAN
C1



LOCATION MAP SCALE 1"=400'

PLAN REFERENCE:

1) LOT LINE ADJUSTMENT PLAN 200 CHASE DRIVE & 373 CUTTS AVENUE PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 210-2 & 210-5 FOR KRISTEN G. BOUCHIE & THE BETHEL ASSEMBLY OF GOD. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED MAY 23, 2013, FINAL REVISION DATE JUNE 25, 2013. R.C.R.D. PLAN D-38287.

2) SEE PLAN REFERENCE 1 FOR ADDITIONAL PLAN REFERENCES.

SEWER STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN / INV. ELEV. OUT	PIPE SIZE & TYPE (FROM/TO)
SMH 981	29.16	21.67 (PER DPW)	10" VCP (SMH 980)
SMH 982	27.65	19.21 (PER DPW)	10" VCP (SMH 981)
SMH 983	26.00	17.53	10" VCP (SMH 982)
SMH 984	23.60	17.51	10" VCP (SMH 984)
SMH 984	23.60	15.54	10" CI (SMH 983)
SMH 985	18.36	15.49	10" CI (SMH 985)
SMH 985	18.36	12.66	10" CI (FROM ?)
SMH 985	18.36	9.36	10" CI (SMH 984)
SMH 985	18.36	9.32	15" CI (SMH 1017)
SMH 985	18.36	9.26	15" CI (SMH 2365)
SMH 1017	18.09	10.93	8" VCP (SMH 1018)
SMH 1017	18.09	10.45	15" CI (SMH 1016)
SMH 1017	18.09	10.41	15" CI (SMH 985)
SMH 1018	26.75	20.10	8" VCP (SMH 1019)
SMH 1018	26.75	20.08	8" VCP (SMH 1017)
SMH 1019	34.84	28.94	8" PVC (SMH 5489)
SMH 1019	34.84	28.40	8" VCP (SMH 1020)
SMH 1019	34.84	28.34	8" VCP (SMH 1018)
SMH 1020	44.81	34.87	8" VCP (SMH 1021)
SMH 1020	44.81	34.85	8" VCP (SMH 1019)
SMH 1021	45.92	36.65	8" VCP (SMH 1022)
SMH 1021	45.92	36.59	8" VCP (SMH 1020)
SMH 1022	52.54	40.29	8" VCP (SMH 1021)
SMH 1022	52.54	40.29	8" VCP (SMH 1021)
SMH 5489	38.42	31.82	8" PVC (SMH 5488)
SMH 5489	38.42	31.76	8" PVC (SMH 1019)

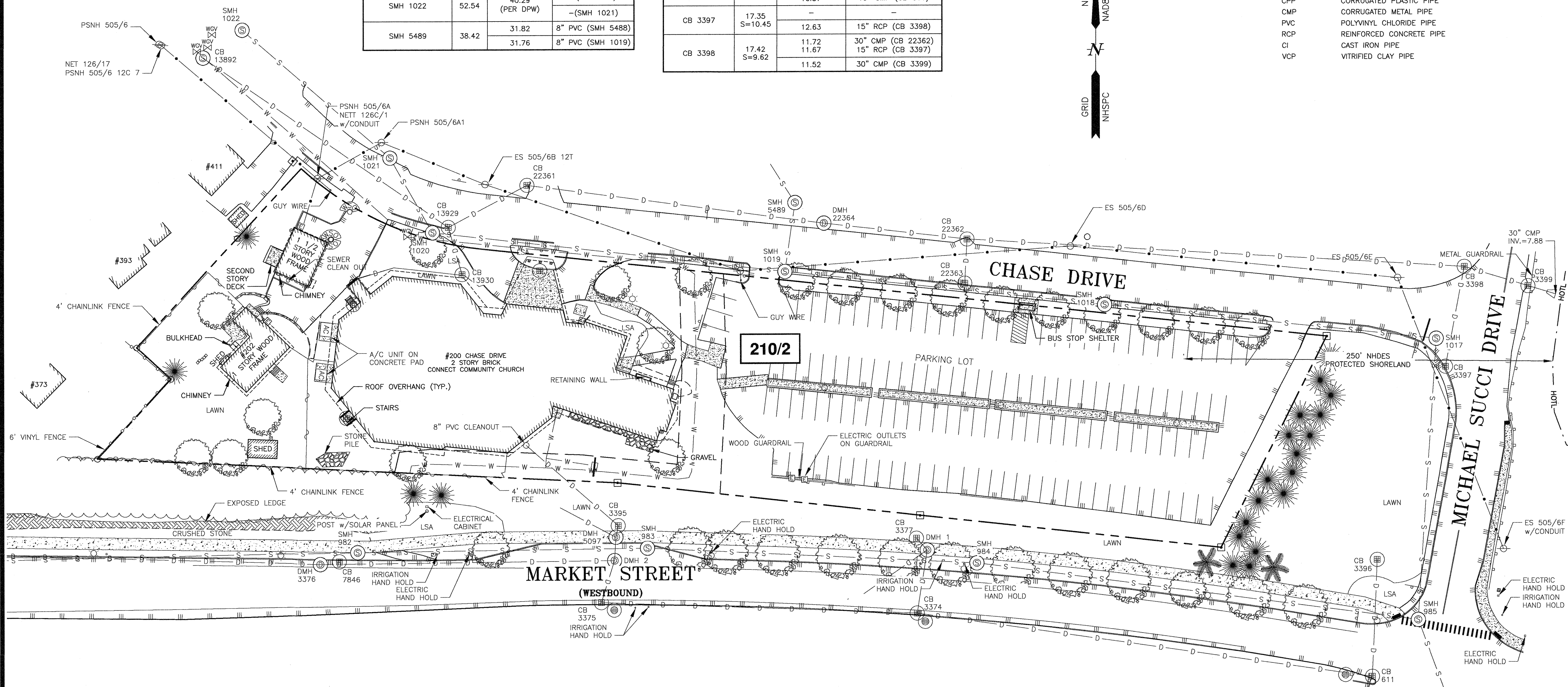
DRAIN STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN / INV. ELEV. OUT	PIPE SIZE & TYPE (FROM/TO)
DMH 1 (NO DPW #)	23.97	17.67 / 13.74	15" CPP (CB 3377)
DMH 1 (NO DPW #)	23.97	13.52	15" RCP (CB 3374)
DMH 2 (NO DPW #)	25.85	-	-
DMH 3376	27.11	-	-
DMH 5097	26.78	21.78 / 21.53	8" PVC (WNV)
DMH 5097	26.78	20.53	12" CPP (DMH 2)
DMH 22364	34.02	29.82 / 27.19	15" CPP (DMH 22365)
DMH 22364	34.02	27.02	30" CPP (CB 22362)
CB 611	17.91	-	-
CB 3374	22.36	-	-
CB 3375	24.88	-	-
CB 3377	23.85	18.00± (OIL SEPARATOR)	15" CPP (DMH 1)
CB 3377	23.85	-	(CANNOT OPEN)
CB 3395	26.55	-	(CANNOT OPEN)
CB 3396	14.02	10.57	15" CMP (CB 611)
CB 3397	17.35	12.63	15" RCP (CB 3398)
CB 3397	17.35	11.67	30" CMP (CB 22362)
CB 3397	17.35	11.67	15" RCP (CB 3397)
CB 3398	17.42	11.52	30" CMP (CB 3399)

DRAIN STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN / INV. ELEV. OUT	PIPE SIZE & TYPE (FROM/TO)
CB 3399	17.82	9.62	30" CMP (CB 3398)
CB 3399	17.82	9.05	30" CMP (TO OUTFALL)
CB 7846	26.97	-	-
CB 13892 (DMH w/SEWER COVER)	51.00	-	-
CB 13929	43.86	37.16 / 36.80	8" PVC (CB 13930)
CB 13929	43.86	36.76	30" RCP (CB 22361)
CB 13930	40.70	-	(CANNOT OPEN)
CB 22361	40.92	35.32	30" RCP (CB 13929)
CB 22361	40.92	35.12	30" CMP (DMH 22364)
CB 22362	29.79	24.49 / 23.54	15" RCP (CB 22363)
CB 22362	29.79	23.29	30" CMP (CB 3398)
CB 22363	29.81	24.76	15" RCP (CB 22362)

LEGEND:

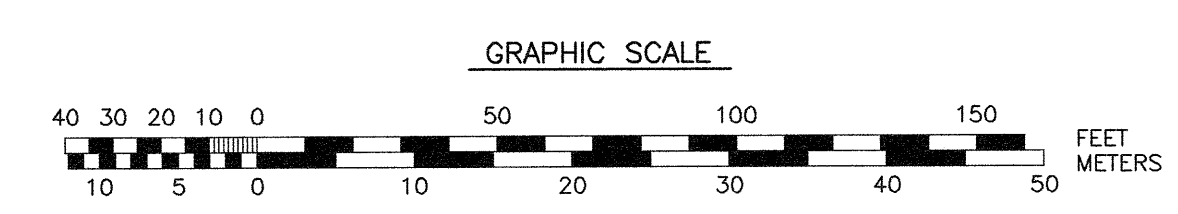
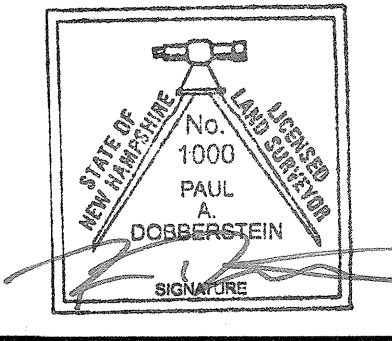
EXISTING

- N/F
- RP
- RCRD
- RR SPK FND
- IR FND
- IP FND
- DH FND
- NHHB FND
- TB FND
- BND w/DH
- ST BND w/DH
- RR SPK SET
- IR SET
- IP SET
- DH SET
- RAILROAD SPIKE FOUND/SET
- IRON ROD FOUND/SET
- IRON PIPE FOUND/SET
- DRILL HOLE FOUND/SET
- NHDT BOUND FOUND
- TOWN BOUND FOUND
- BOUND w/ DRILL HOLE
- STONE BOUND w/DRILL HOLE
- SWOPA - NHDES 250' PROTECTED SHORELAND
- HOTL - HIGHEST OBSERVABLE TIDE LINE
- STORM DRAIN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC WIRES
- EDGE OF PAVEMENT (EP)
- WOODS / TREE LINE
- UTILITY POLE (w/ GUY)
- WATER SHUT OFF/CURB STOP
- GATE VALVE
- HYDRANT
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- CPP
- CMP
- PVC
- RCP
- CI
- VCP



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PAUL A DOBBERSTEIN, LLS



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 210 AS LOT 2.
 - 2) OWNER OF RECORD: BETHEL ASSEMBLY OF GOD, 200 CHASE DRIVE, PORTSMOUTH, N.H. 03801, 1986/395 & 2248/889 D-38287.
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE 5/17/2005.
 - 4) EXISTING LOT AREA: 116,591 S.F., 2.6766 ACRES.
 - 5) PARCEL IS LOCATED IN THE GATEWAY CENTER (G2) ZONING DISTRICT.
 - 6) DIMENSIONAL REQUIREMENTS: SEE ZONING ORDINANCE.
 - 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING UTILITIES AND INVERTS ON TAX MAP 210 LOT 2 IN THE CITY OF PORTSMOUTH.
 - 8) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.2').

BETHEL ASSEMBLY OF GOD
200 CHASE DR
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	2/11/19
REVISIONS		

SCALE 1" = 40' FEBRUARY 2019

EXISTING UTILITIES PLAN

C2

NOTE:

THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF TAX MAP LOT 210, LOT 2 FOR THE CREATION OF A NEW LOT, TAX MAP 210, LOT 2-1. THE PROPOSED SITE IMPROVEMENTS FOR TAX MAP 210, LOT 2-1 ARE DEPICTED ON THE SITE PLANS.

PLAN REFERENCES:

1. EXISTING CONDITIONS PLAN, BETHEL ASSEMBLY OF GOD 200 CHASE DRIVE, PORTSMOUTH, N.H. BY AMBIT ENGINEERING, INC. DATED AUGUST 6, 2018, AND STAMPED BY PAUL A. DOBBERSTEIN, NH LICENSED LAND SURVEYOR NO. 1000 ON AUGUST 7, 2018.
2. LOT LINE ADJUSTMENT PLAN 200 CHASE DRIVE & 373 CUTTS AVENUE PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 210-2 & 210-5 FOR KRISTEN G. BOUCHIE & THE BETHEL ASSEMBLY OF GOD, PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED MAY 23, 2013, FINAL REVISION DATE JUNE 25, 2013, R.C.R.D PLAN D-38287.

ZONING SUMMARY (TAX MAP 210, LOTS 2 AND 2-1)

ZONING DISTRICT G2 (GATEWAY NEIGHBORHOOD MIXED USE CENTER)
 THE TWO PROPOSED LOTS WILL BE A DEVELOPMENT SITE AS TWO CONTIGUOUS LOTS.

DEVELOPMENT SITE AREA 2.677± ACRES
 PERMITTED USES MULTI-FAMILY GREATER THAN 8 UNITS
 PLACE OF ASSEMBLY (EXISTING)
 SINGLE FAMILY RESIDENTIAL (EXISTING)

* SEE SITE PLAN FOR PROPOSED SITE IMPROVEMENTS TO LOT 210/2-1 AND ZONING SUMMARY

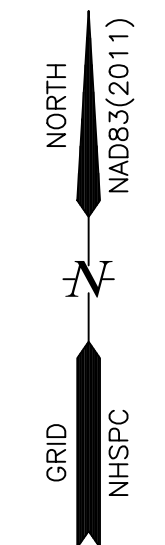
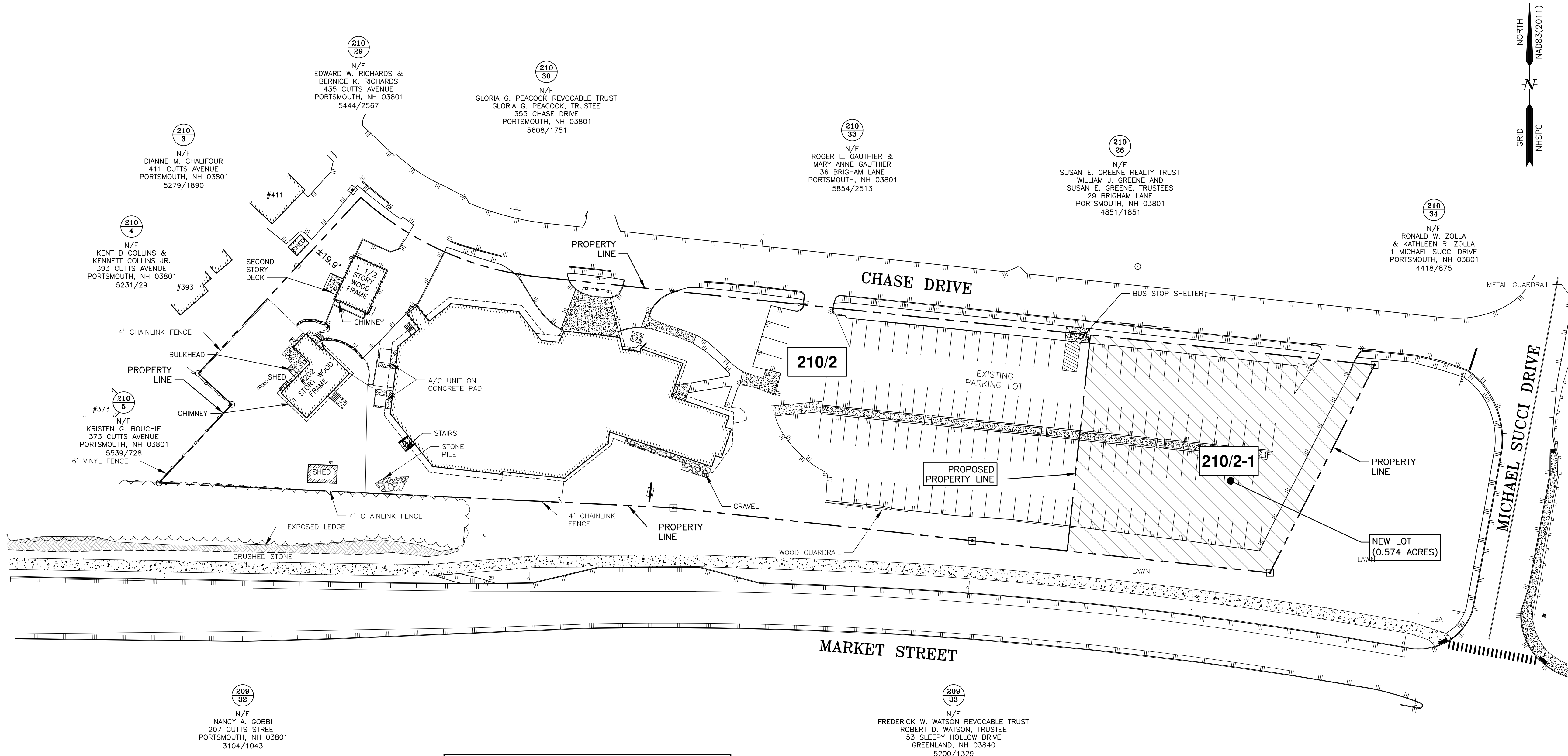
PROPOSED LOTS:

TAX MAP 210, LOT 2 (EXISTING CHURCH)
 LOT AREA 91,596± S.F. (2.103 ACRES)

SPECIAL EXCEPTION PLACE OF ASSEMBLY - RELIGIOUS (EXISTING)

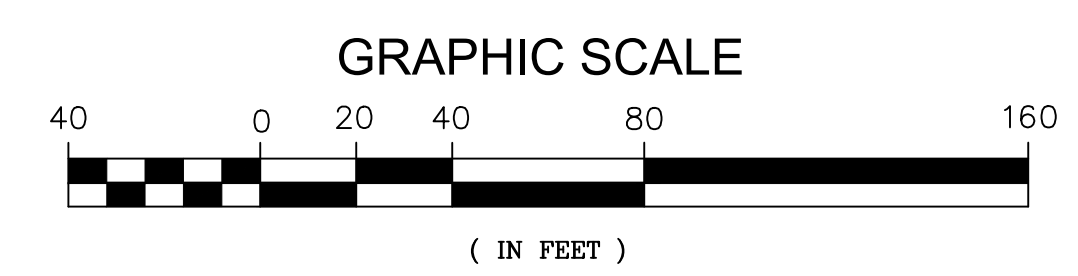
TAX MAP 210, LOT 2-1 (NEW LOT)

LOT AREA 24,995± S.F. (0.574± ACRES)
 22 UNIT RESIDENTIAL APARTMENT (NEW USE)



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



ENGINEER:

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

ISSUED FOR: DESIGN REVIEW

ISSUE DATE: JUNE 26, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/04/19
1	DESIGN REVIEW	CDB	06/26/19

DRAWN BY: _____ CDB
 APPROVED BY: _____ EDW
 DRAWING FILE: 4950.DWG

SCALE:
 22" x 34" - 1" = 40'
 11" x 17" - 1" = 80'

OWNER/APPLICANT:
 BETHEL ASSEMBLY OF GOD
 200 CHASE DRIVE
 PORTSMOUTH, NH 03801

PROJECT:
 TWO LOT SUBDIVISION
 200 CHASE DRIVE
 PORTSMOUTH, NH
 ASSESSOR'S PARCEL 210-2

TITLE:
 PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:
 C.3

P4950

LEGEND

- PROPOSED PROPERTY LINE
- DEVELOPMENT SITE AREA

ZONING SUMMARY

ZONING DISTRICT G2 (GATEWAY NEIGHBORHOOD MIXED USE CENTER)
 TAX MAP 210, LOTS 2 & 2-1 (NEWLY CREATED LOT)
 DEVELOPMENT SITE AREA 2.6± ACRES
 PERMITTED USES MULTI-FAMILY GREATER THAN 8 UNITS
 PLACE OF ASSEMBLY (EXISTING)
 SINGLE FAMILY RESIDENTIAL (EXISTING)

ZONING SUMMARY CONTINUED:

APARTMENT BUILDING DESIGN STANDARDS (PER SECTION 10.5B34.40):

MINIMUM LOT DEPTH	REQUIRED NR	PROVIDED
MINIMUM STREET FRONTAGE	50 FT	±159 FT

SETBACKS:

FRONT:	MARKET STREET	10-30 FT	11.0± FT
	CHASE STREET	10-30 FT	13.2± FT
	MICHAEL SUCCI DRIVE	10-30 FT	10.3± FT
	INTERIOR LOT LINES	0 FT	79± FT

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

NOTES:

- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT SITE PER CITY OF PORTSMOUTH ZONING DISTRICT G2 (GATEWAY NEIGHBORHOOD MIXED USE DISTRICT) AND THE DEVELOPMENT SITE STANDARDS (SECTION 10.5B40).
- THE EXISTING LOT 210-2 CONSISTS OF A COMMUNITY BUILDING AND TWO SINGLE FAMILY RESIDENTIAL BUILDINGS. THE INTENT IS TO SUBDIVIDE THE EXISTING LOT TO CREATE LOT 210-2-1 WHICH WILL CONSTRUCT A NEW 22 UNIT APARTMENT BUILDING PER SECTION 10.5B34.40. THE TWO CONTIGUOUS LOTS WILL BE INCLUDED IN THE DEVELOPMENT SITE.
- THE EXISTING USE OF THE COMMUNITY BUILDING AS A PLACE OF ASSEMBLY IS PERMITTED AS AN EXISTING USE. AS NOTED IN SECTION 10.5B50, "THE PURPOSE OF THIS SECTION IS TO ESTABLISH STANDARDS FOR THE CONTINUED UTILIZATION OF EXISTING BUILDINGS IN THE GATEWAY NEIGHBORHOOD MIXED USE DISTRICTS CONSTRUCTED PRIOR TO THE EFFECTIVE DATE OF ARTICLE 10.5B".
- A NHDES WETLANDS BUREAU SHORELAND PERMIT WILL BE REQUIRED FOR WORK WITHIN 250 FT OF THE HIGHEST OBSERVABLE TIDE LINE (HOTL).

PROPOSED MIXED USE DEVELOPMENT SITE (PER SECTION 10.5B40)

DEVELOPMENT SITE STANDARDS	REQUIRED	PROVIDED
MINIMUM DEVELOPMENT SITE AREA	20,000 SF	116,591 SF
MINIMUM SITE WIDTH	100 FT	139.2 FT
MINIMUM SITE DEPTH	100 FT	147.7 FT
MINIMUM PERIMETER BUFFER TO RESIDENTIAL, MIXED RESIDENTIAL OR CHARACTER DISTRICT	75 FT	NA
MAXIMUM BLOCK LENGTH	800 FT	764 FT
MAXIMUM BLOCK PERIMETER	2,200 FT	1,905 FT
MAXIMUM BUILDING COVERAGE	70%	24.2% (28,200 SF)
MINIMUM OPEN SPACE COVERAGE	20%	37.5%
COMMUNITY SPACE	20%	20%

BUILDING LOT USE:

MAXIMUM DWELLING UNITS PER BUILDING	24	22
MAXIMUM DWELLING UNIT SIZE	NR	

DESIGN STANDARDS:

MAXIMUM BUILDING HEIGHT -	4 STORIES (50FT)	4 STORIES (50 FT)
MINIMUM STREET FACING FAÇADE HEIGHT	24 FT	24+ FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE	36 INCHES	<3 FT
MAXIMUM BUILDING COVERAGE	50%	28.6%
MAXIMUM BUILDING FOOTPRINT	20,000 SF	7,600± SF
MAXIMUM FAÇADE MODULATION LENGTH	50 FEET	48 FEET
MINIMUM STREET FACING FAÇADE GLAZING	20% (GROUND FLOOR)	20%+
STREET FACING ENTRANCE	REQUIRED	PROVIDED
FAÇADE TYPES	FORECOURT, STEP, RECESSED ENTRY, DOORYARD, PORCH	DOORYARD

PARKING REQUIREMENTS:

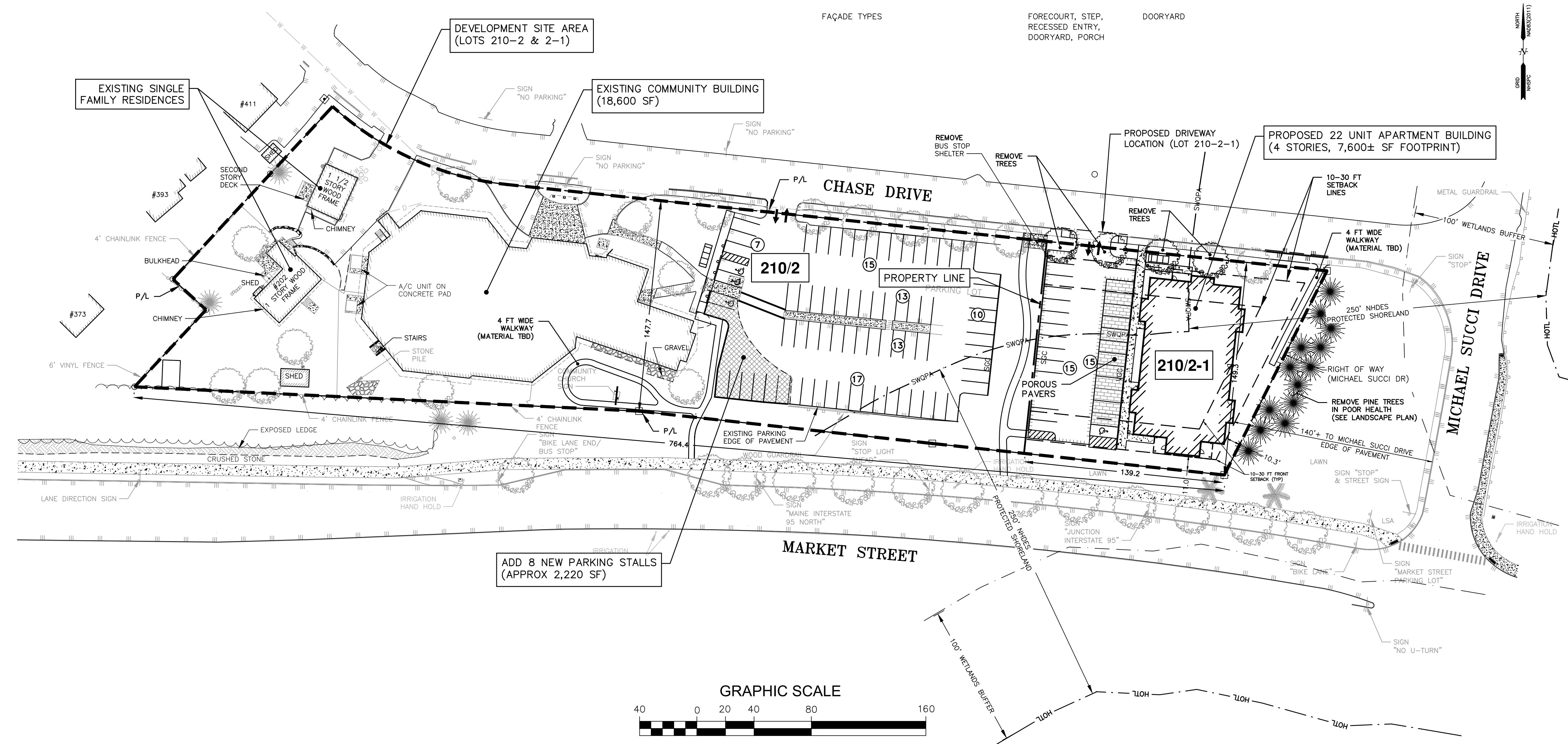
DWELLING UNITS	1.3 SPACES PER DWELLING UNIT
	28.6 MINIMUM REQUIRED (22 DWELLING UNIT)
	4.4 VISITOR PARKING SPACES (1 PER 5 UNITS)
	33 SPACES REQUIRED

PARKING INCENTIVE SECTION 10.5B82.10 A)

20% REDUCTION IN SPACES PER 10.5B82.10.A)	27 SPACES REQUIRED
20% INCREASE ALLOWED	33 SPACES ALLOWED
	30 SPACES PROPOSED

BICYCLE PARKING REQUIRED

1 SPACE PER 5 DWELLING UNITS	4.4 SPACES REQUIRED
	5 SPACES PROVIDED



ENGINEER:

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

ISSUED FOR: **DESIGN REVIEW**

ISSUE DATE: **JUNE 26, 2019**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/04/19
1	DESIGN REVIEW	CDB	06/26/19

DRAWN BY: _____ CDB
 APPROVED BY: _____ EDW
 DRAWING FILE: _____ 4950-SITE.DWG

SCALE:
 22" x 34" - 1" = 40'
 11" x 17" - 1" = 80'

OWNER/APPLICANT:
BETHEL ASSEMBLY OF GOD
 200 CHASE DRIVE
 PORTSMOUTH, NH 03801

PROJECT:
MIXED USE DEVELOPMENT SITE

200 CHASE DRIVE
 PORTSMOUTH, NH
 ASSESSOR'S PARCEL
 210-2 AND 2-1

TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C.4

P-4950

LEGEND

* SEE SHEET C-1 FOR EXISTING FEATURES

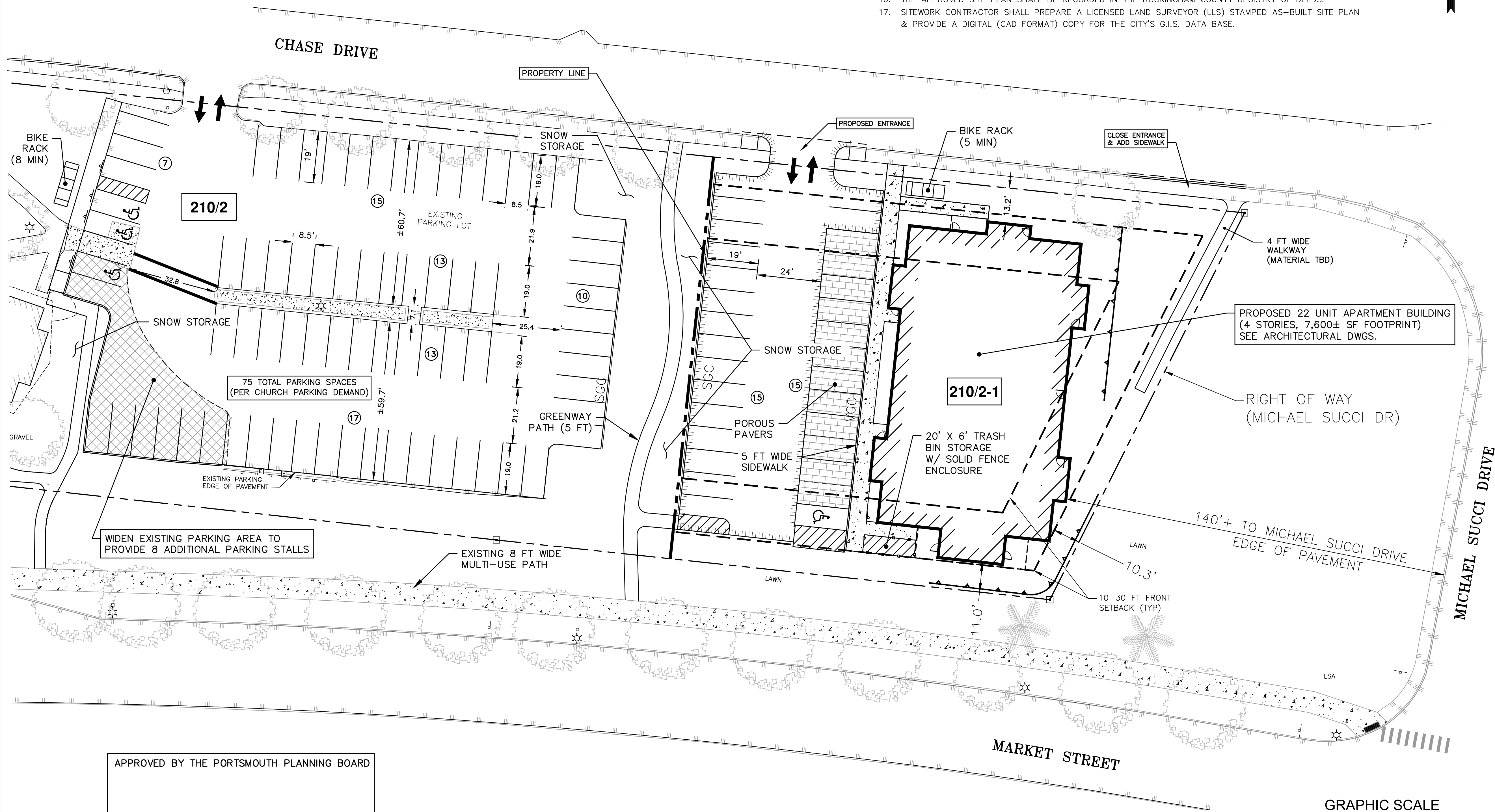
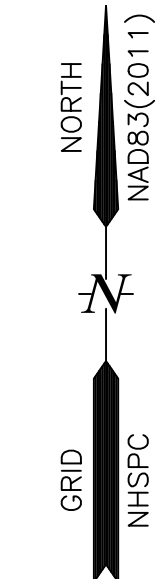
- PROPERTY LINE
- ===== PROPOSED PAVEMENT
- VGC SGC BCC VERTICAL GRANITE CURB/SLOPED GRANITE CURB/
BITUMINOUS CONCRETE CURB (CAPE COD)
- SAWCUT LINE/MATCH EXISTING
- ////// PROPOSED BUILDING
- ▲▲▲▲ PROPOSED RETAINING WALL

SITE NOTES

1. DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.
2. CONTRACTOR SHALL CALL DIG SAFE AT 1 (800) DIG-SAFE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO COMMENCING CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT AND EROSION CONTROL ITEMS TO PREVENT SEDIMENT FROM CONSTRUCTION ACTIVITIES FROM LEAVING THE SITE. CONTROLS SHALL BE INSPECTED ON A REGULAR BASIS AND AFTER ALL RAIN EVENTS OF 0.25 INCHES OR GREATER. ANY DEFICIENCIES IN THE CONTROLS SHALL BE ADDRESSED IMMEDIATELY AND BROUGHT TO THE ATTENTION OF THE OWNER. ALL STORMS DRAINS WITHIN OR ADJACENT TO THE WORK AREA, WITH THE POTENTIAL TO RECEIVE RUNOFF FROM EXPOSED CONSTRUCTION AREAS, SHALL RECEIVE STORM DRAIN INLET PROTECTION.
5. CONTRACTOR SHALL PREVENT TRACKING OF DIRT ONTO ANY PUBLIC OR PRIVATE ROADWAYS. IF TRACKING OF DIRT FROM CONSTRUCTION VEHICLES IS PRESENT ON THE OPEN STREETS, CONTRACTOR WILL BE REQUIRED TO SWEEP THE ROADWAY AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
7. ALL CONDITIONS OF APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
8. 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.

SITE NOTES CONT'D

9. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
10. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
12. FOR AREAS OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS WILL BE REQUIRED.
13. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN UPLAND AREAS SHOWN THEREON. NO SNOW STORAGE SHALL BE PROVIDED WITHIN THE LANDSCAPED AREA BETWEEN THE DRIVEWAY ENTRANCE THAT WOULD RESTRICT SITE VEHICULAR AND PEDESTRIAN SIGHT DISTANCE. IF ADEQUATE ON-SITE SNOW STORAGE IS NOT AVAILABLE, THE SNOW SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.
14. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
15. 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.
16. THE APPROVED SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
17. SITEWORK 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.



ENGINEER:

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OWNER/APPLICANT:
 BETHEL ASSEMBLY OF GOD
 200 CHASE DRIVE
 PORTSMOUTH, NH 03801

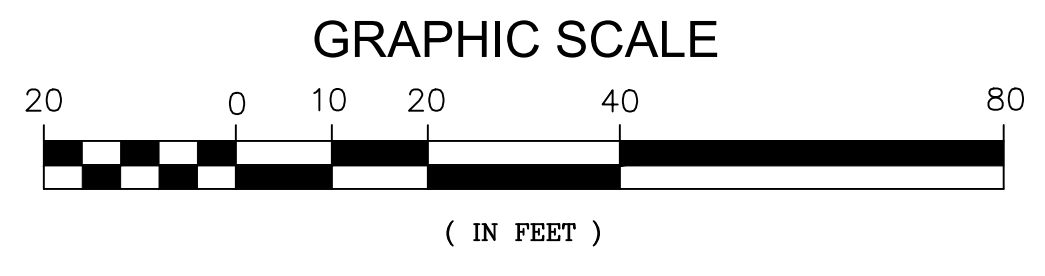
PROJECT:
 MIXED USE DEVELOPMENT SITE
 200 CHASE DRIVE
 PORTSMOUTH, NH
 ASSESSOR'S PARCEL 210-2

TITLE:
 SITE PLAN

SHEET NUMBER:
 C.5

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



P4950

LEGEND

- PROPERTY LINE
- DEVELOPMENT SITE AREA
- PROPOSED COMMUNITY SPACE

COMMUNITY SPACE

REQUIRED 20% OF SITE DEVELOPMENT AREA = 23,320 SF

AREA 1 = 11,660 SF – TYPE = GREENWAY/COMMUNITY GARDEN

AREA 2 = 4,200 SF – TYPE = POCKET PARK

AREA 3 = 5,600 SF – TYPE = GREENWAY/POCKET PAK

AREA 4 = 2,285 SF – POCKET PARK

TOTAL = 23,745 SF COMMUNITY SPACE PROVIDED (20%)



A linear **community space** that may follow natural corridors providing unstructured and limited amounts of structured recreation. A **greenway** may be spatially defined by **landscaping** rather than buildings. Its landscape shall consist of **paths** and trails, waterbodies, and trees, naturalistically disposed.

Permitted Districts: All Districts



A **community space** available for informal activities in close proximity to neighborhood residences. A **pocket park** is spatially defined by buildings. Its landscape shall consist of **paths**, lawns and trees, formally disposed. The minimum size shall be 500 sq. ft.

Permitted Districts: All Districts



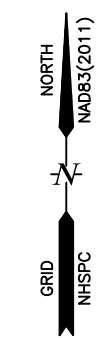
A space designed as individual garden plots available to residents for urban agriculture purposes, including storage facilities for necessary equipment. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood park, or pocket park.

Permitted districts: All Districts

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



ENGINEER:

 133 COURT STREET PORTSMOUTH, NH 03801
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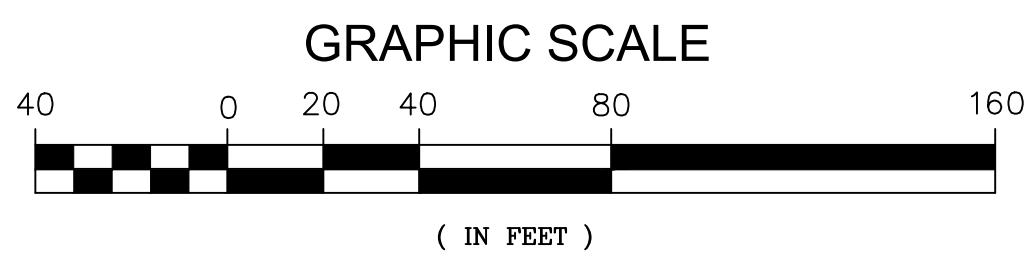
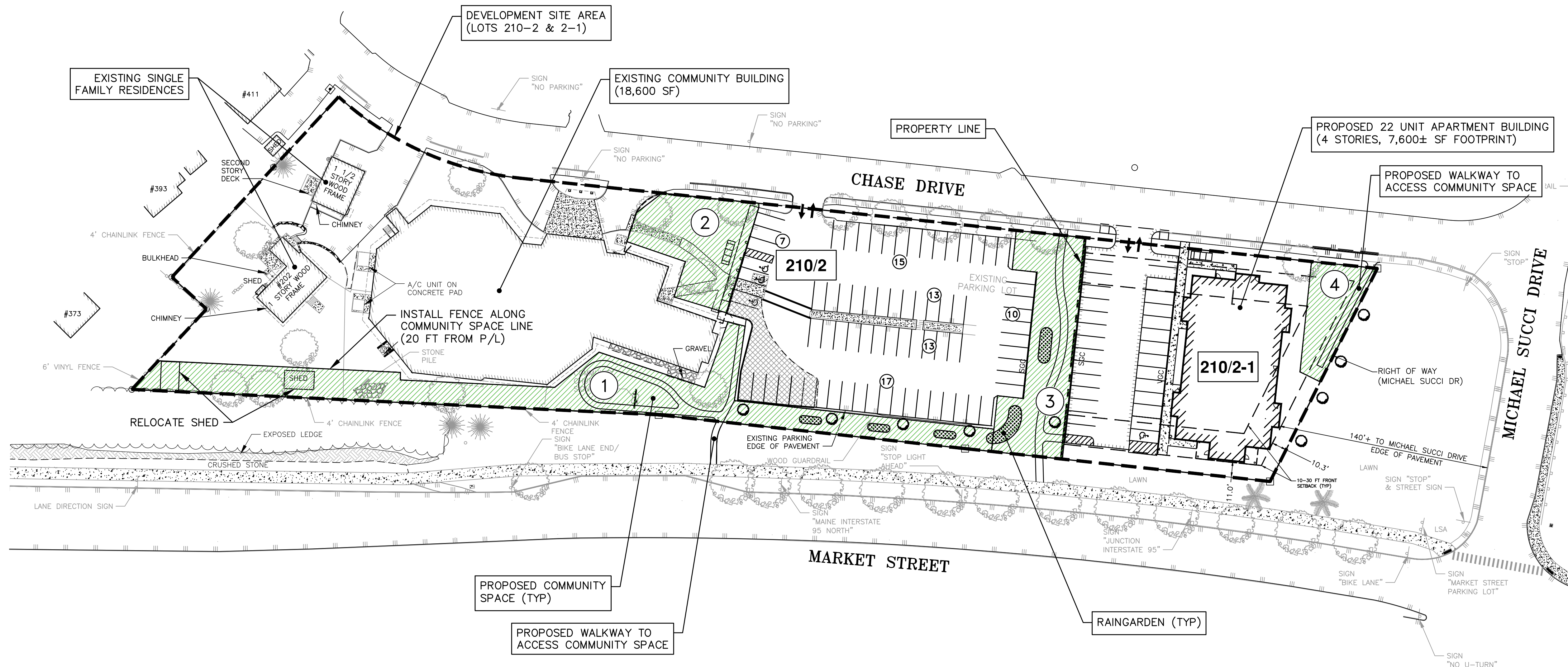
OWNER/APPLICANT:
 BETHEL ASSEMBLY OF GOD
 200 CHASE DRIVE
 PORTSMOUTH, NH 03801

PROJECT:
 MIXED USE DEVELOPMENT SITE

200 CHASE DRIVE
 PORTSMOUTH, NH
 ASSESSOR'S PARCEL
 210-2 AND 2-1

TITLE:
 COMMUNITY SPACE PLAN

SHEET NUMBER:
 C.6



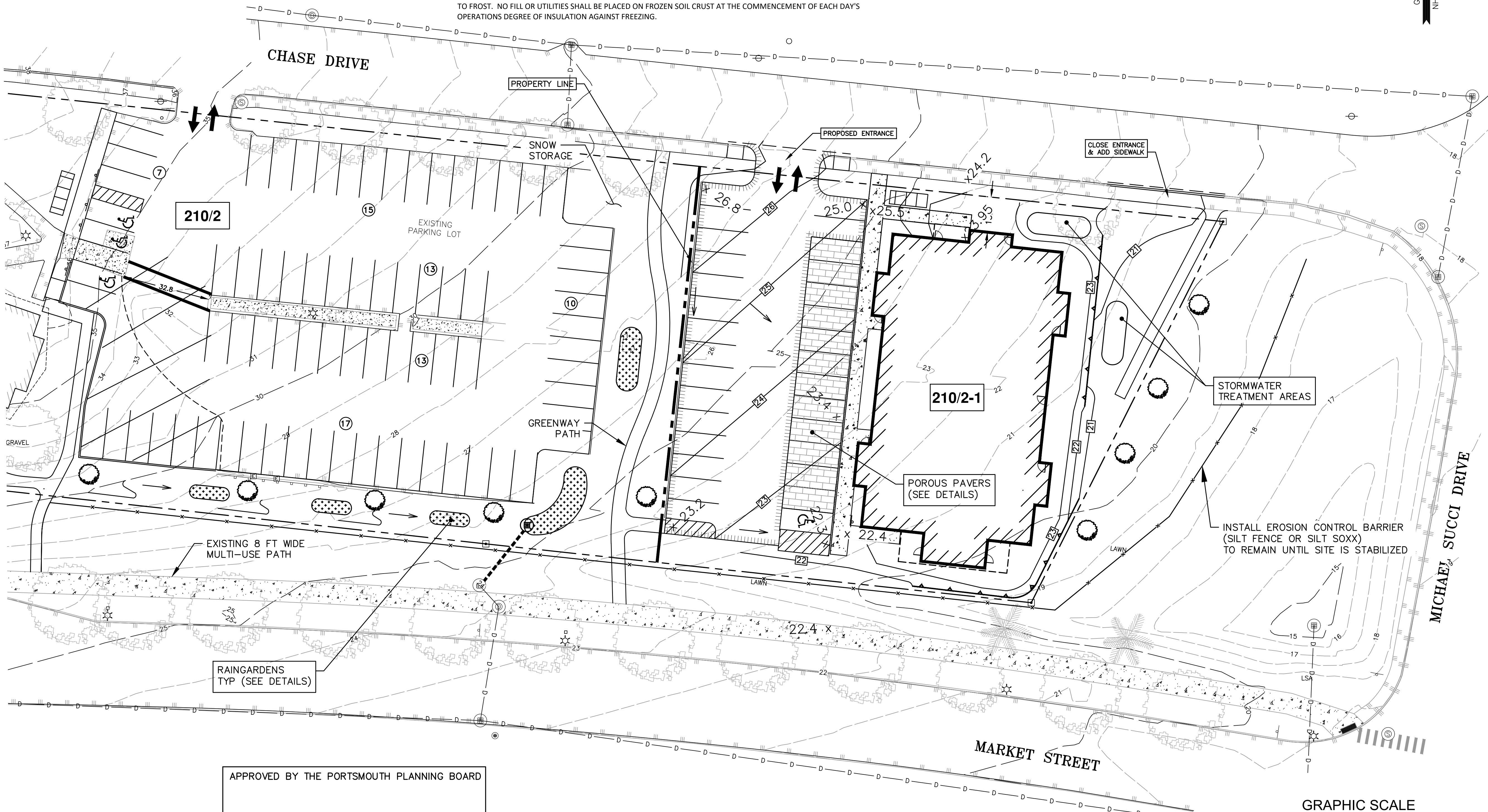
LEGEND

- * SEE SHEET C-1 FOR EXISTING FEATURES
- PROPERTY LINE
- SWORN --- 250 FT SHORELAND BUFFER
- - - - - WETLAND SETBACK LINE
- ||||| PROPOSED PAVEMENT
- VGC SGC BCC
VERTICAL GRANITE CURB/SLOPED GRANITE CURB/
BITUMINOUS CONCRETE CURB (CAPE COD)
- SAWCUT LINE/MATCH EXISTING
- ////// PROPOSED BUILDING
- ▲▲▲▲ PROPOSED RETAINING WALL

GRADING AND DRAINAGE NOTES

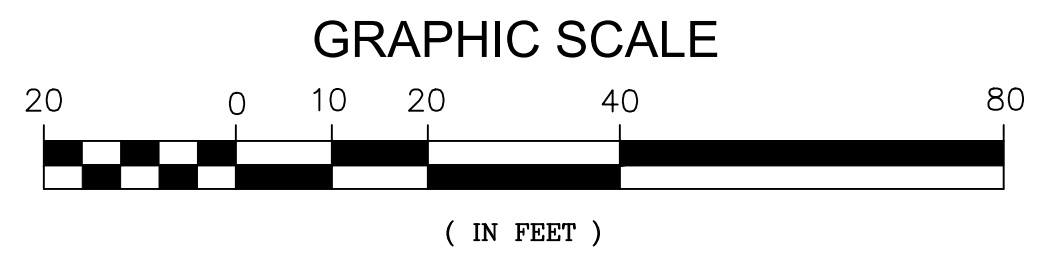
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL READ AND FAMILIARIZE THEMSELVES WITH THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
4. DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH EPA AND NHDES REGULATIONS AND GUIDELINES.
5. PROTECTION OF SUBGRADE: THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN STABLE, DEWATERED SUBGRADES FOR FOUNDATIONS, PAVEMENT AREAS, UTILITY TRENCHES AND OTHER AREAS DURING CONSTRUCTION. SUBGRADE DISTURBANCE MAY BE INFLUENCED BY EXCAVATION METHODS, MOISTURE, PRECIPITATION, GROUNDWATER CONTROL, AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT SUBGRADE DISTURBANCE. SUCH PRECAUTIONS MAY INCLUDE DIVERTING STORMWATER RUNOFF AWAY FROM CONSTRUCTION AREAS, REDUCING TRAFFIC IN SENSITIVE AREAS, AND MAINTAINING AN EFFECTIVE DEWATERING PROGRAM. SOILS EXHIBITING HEAVING OR INSTABILITY SHALL BE OVER EXCAVATED TO MORE COMPETENT BEARING SOIL AND BEARING SOIL AND REPLACED WITH FREE DRAINING STRUCTURAL FILL IF THE EARTHWORK IS PERFORMED DURING FREEZING WEATHER, EXPOSED SUBGRADES AREA SUSCEPTIBLE TO FROST. NO FILL OR UTILITIES SHALL BE PLACED ON FROZEN SOIL CRUST AT THE COMMENCEMENT OF EACH DAY'S OPERATIONS DEGREE OF INSULATION AGAINST FREEZING.
6. IF SUITABLE, EXCAVATED MATERIALS SHALL BE PLACED AS FILL WITHIN UPLAND AREAS ONLY AND SHALL NOT BE PLACED WITHIN WETLANDS. PLACEMENT OF BORROW MATERIALS SHALL BE PERFORMED IN A MANNER THAT PREVENTS LONG TERM DIFFERENTIAL SETTLEMENT. EXCESSIVELY WET MATERIALS SHALL BE STOCKPILED AND ALLOWED TO DRAIN BEFORE PLACEMENT. FROZEN MATERIAL SHALL NOT BE USED FOR CONSTRUCTION.
7. ALL STORM DRAIN PIPE SHALL BE ADS N-12 OR EQUAL AND APPROVED BY THE ENGINEER.
8. ALL CATCH BASIN, GATE VALVE COVERS, AND MANHOLE RIMS SHALL BE SET FLUSH WITH OR NO LESS THAN 0.1' BELOW FINISHED GRADE. ANY RIM OR VALVE COVER ABOVE SURROUNDING FINISHED GRADE WILL NOT BE ACCEPTED.
9. ALL CATCH BASINS SHALL BE PRECAST, LOCATED IN PAVEMENT AREAS, H-20 LOADING AND BE EQUIPPED WITH 4-FOOT DEEP MIN SEDIMENTATION SUMPS AND GREASE HOODS. (SEE DETAILS)
10. ALL SPOT GRADES ARE AT THE FINISH GRADE AND BOTTOM OF CURB WHERE APPLICABLE.
11. UNLESS OTHERWISE SPECIFIED, RETAINING WALL AND BUILDING PERIMETER DRAINS SHALL BE DIRECTED TO THE NEAREST DRAINAGE STRUCTURE. IF DEEMED APPROPRIATE, CONTRACTOR SHALL PROVIDE ADDITIONAL UNDERDRAINS AT THE DIRECTION OF THE ENGINEER.

NORTH
 NAD83(2011)
 GRID
 NHPFC



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN	DATE
----------	------



ENGINEER:

133 COURT STREET PORTSMOUTH, NH 03801
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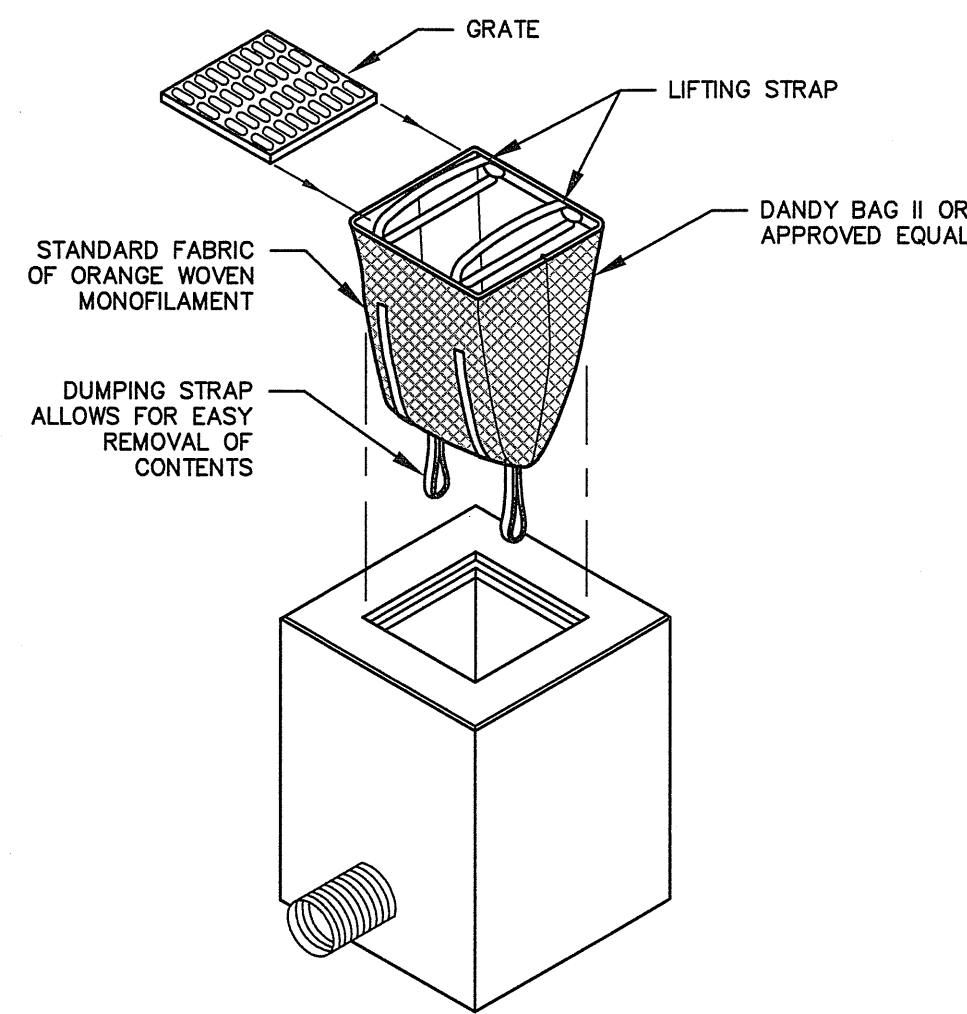
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OWNER/APPLICANT:
 BETHEL ASSEMBLY OF GOD
 200 CHASE DRIVE
 PORTSMOUTH, NH 03801

PROJECT:
 MIXED USE DEVELOPMENT SITE
 200 CHASE DRIVE
 PORTSMOUTH, NH
 ASSESSOR'S PARCEL 210-2

TITLE:
 PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER:
 C.7



INSTALLATION AND MAINTENANCE:

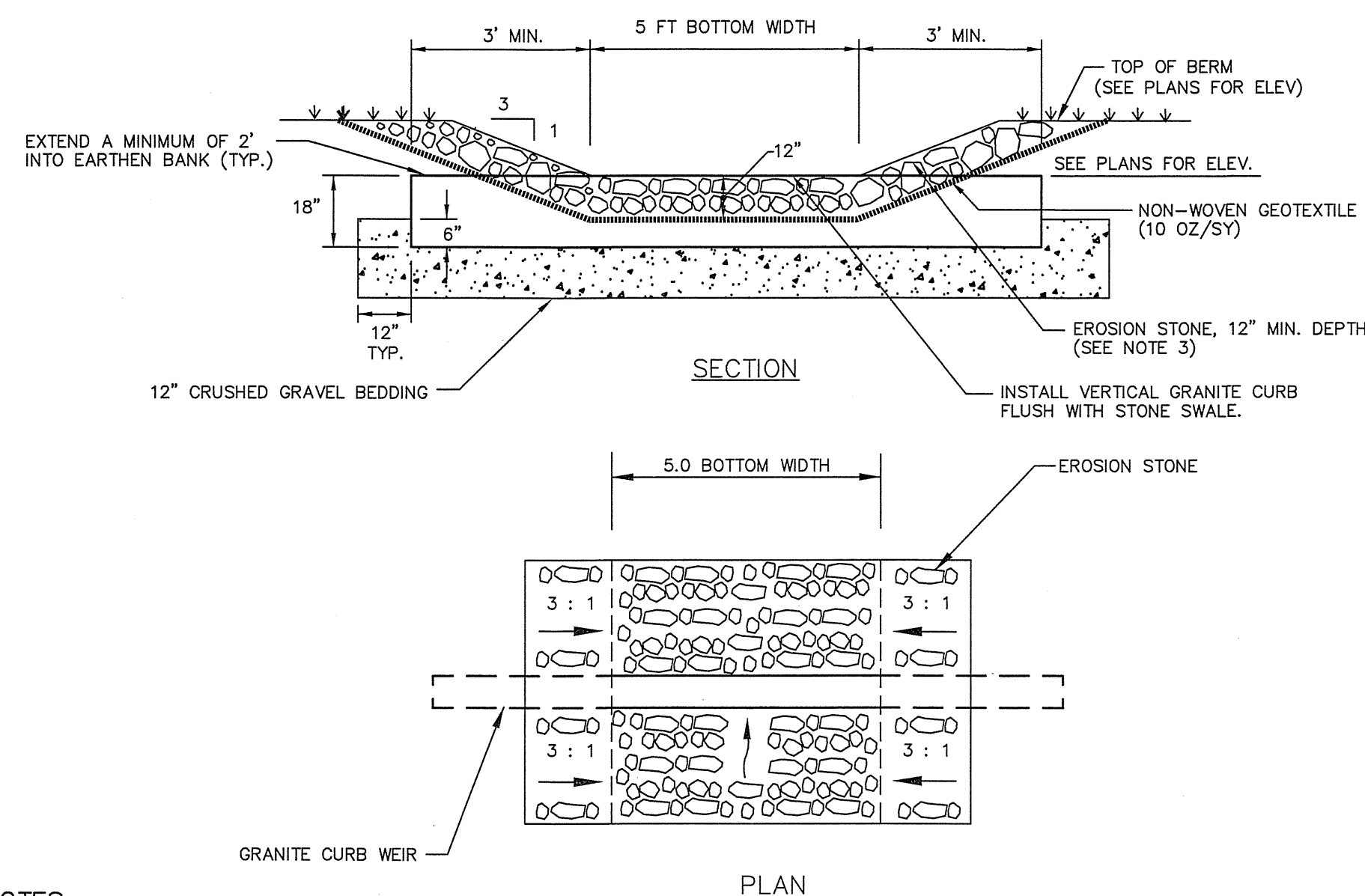
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN, IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT FILL IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN. INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF THE UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE CATCH BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPTABLE.

STORM DRAIN INLET PROTECTION NOT TO SCALE

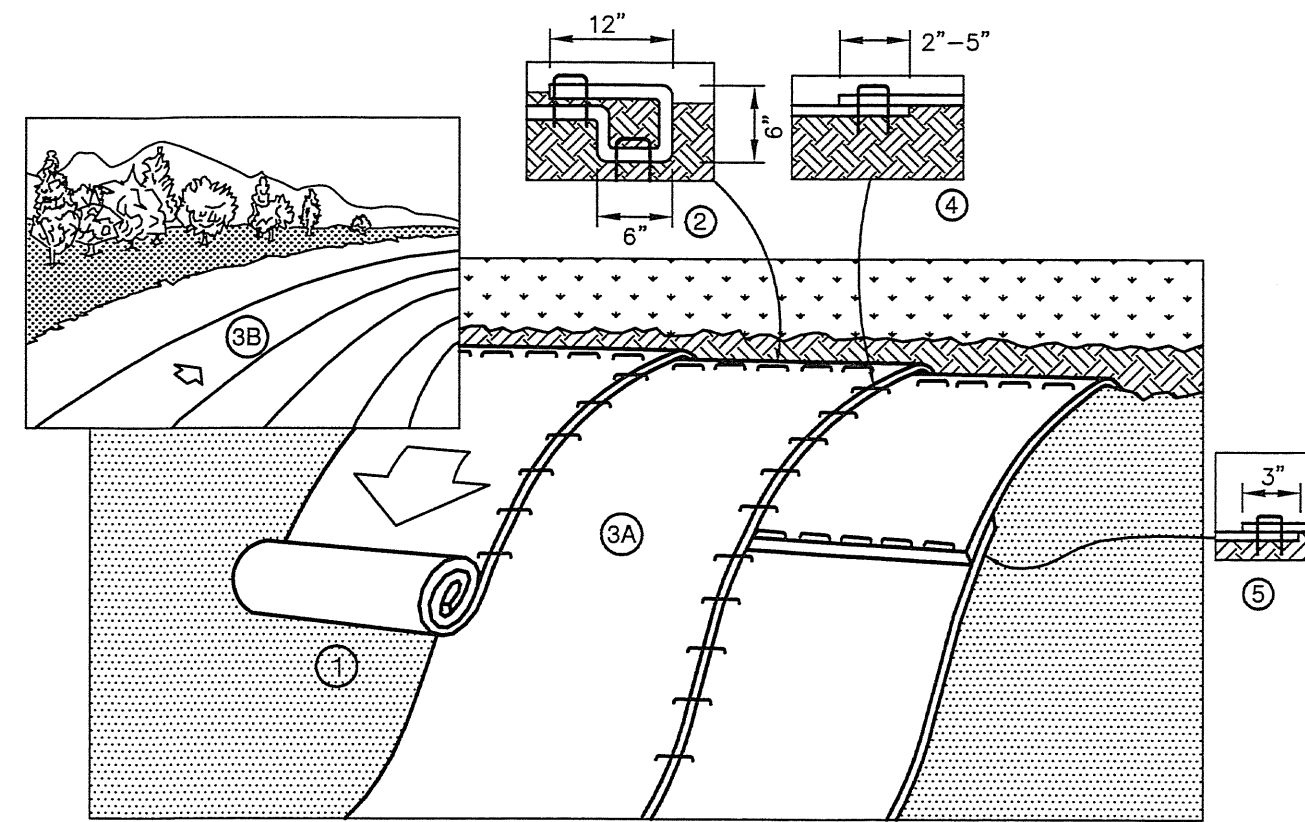


NOTES:

- CONSTRUCT OUTLET CONTROL STRUCTURE TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADES SHOWN ON THE PLANS.
- EROSION STONE SHALL MEET THE FOLLOWING GRADATION:

SIZE	PERCENT PASSING BY WEIGHT
18"	100
12"	90-100
4"	0-15
- GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE EROSION STONE. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 18 INCHES.
- THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

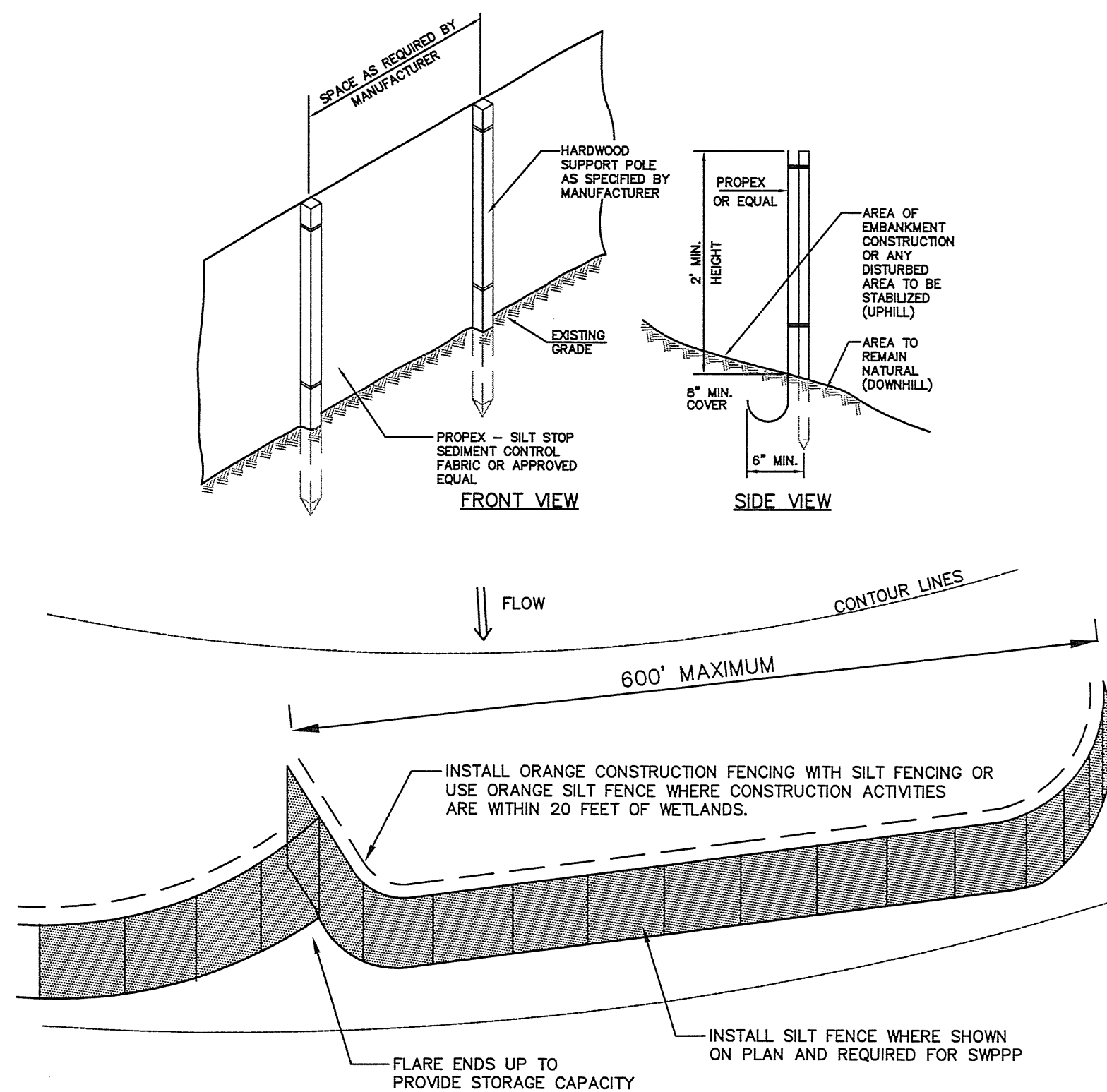
OVERFLOW WEIR /OUTLET STRUCTURE NOT TO SCALE



NOTES:

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPliced DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET - SLOPE NOT TO SCALE



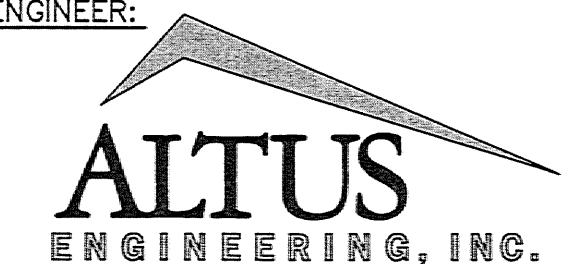
SILT AND ORANGE CONSTRUCTION FENCE DETAIL NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

ENGINEER:

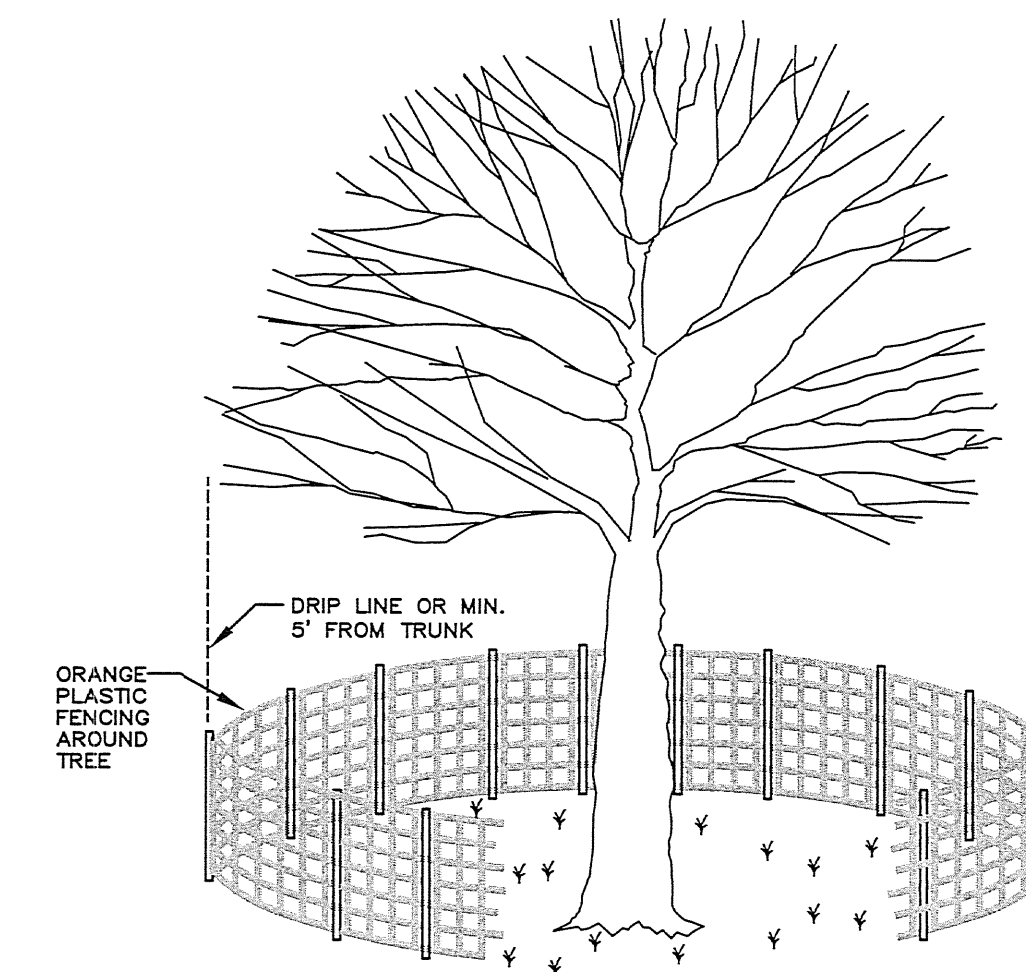


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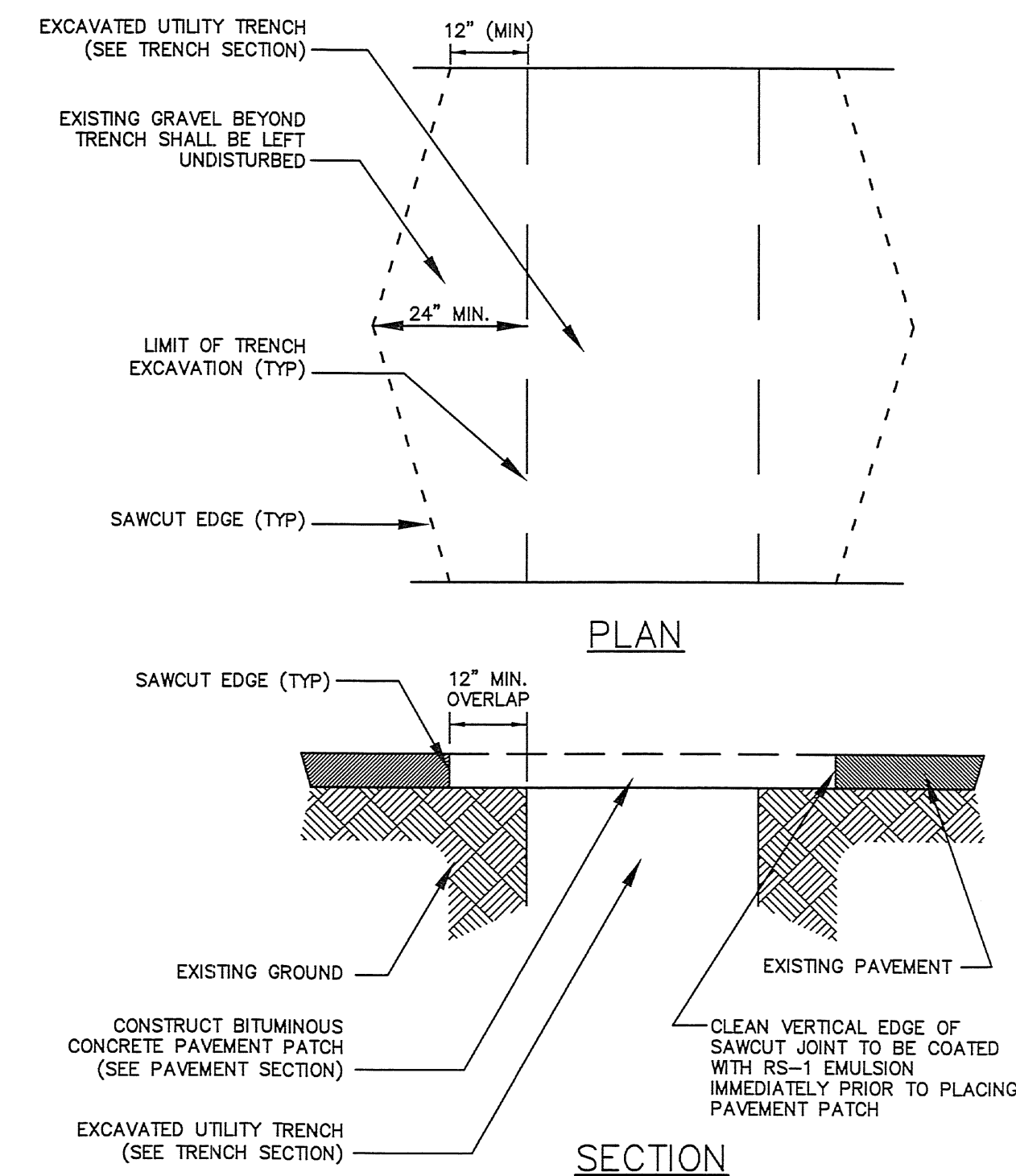
NOTE:
IF SOIL BECOMES COMPACTED OVER THE ROOT ZONE OF ANY TREE, THE GROUND SHOULD BE AERATED BY PUNCHING SMALL HOLES IN IT WITH SUITABLE AERATING EQUIPMENT.

ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM OF ANY TREE RETAINED ON SITE SHOULD BE REPAIRED IMMEDIATELY. CONSULT A FORESTER OR TREE SPECIALIST FOR MORE SERIOUS DAMAGE OF TREES.

CONTRACTOR TO USE TREE PROTECTION WHERE SUITABLE AND/OR AS DIRECTED BY THE ENGINEER.



TREE PROTECTION DETAILS NOT TO SCALE



NOTES:

- MACHINE CUT EXISTING PAVEMENT.
- ALL TEMPORARY, DAMAGED OR DEFECTIVE PAVEMENT SHALL BE REMOVED PRIOR TO PLACEMENT OF PERMANENT TRENCH REPAIRS.
- DIAMOND PATCHES, SHALL BE REQUIRED FOR ALL TRENCHES CROSSING ROADWAY. DIAMOND PATCHES SHALL MEET NHDOT REQUIREMENTS.

TYPICAL TRENCH PATCH NOT TO SCALE

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DESIGN REVIEW

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APPROVED BY:

EDW

DRAWING FILE:

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SCALE:

NOT TO SCALE

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BETHEL ASSEMBLY OF GOD
200 CHASE DRIVE
PORTSMOUTH, NH 03801

PROJECT:

MIXED-USE DEVELOPMENT SITE

200 CHASE DRIVE
PORTSMOUTH, NH

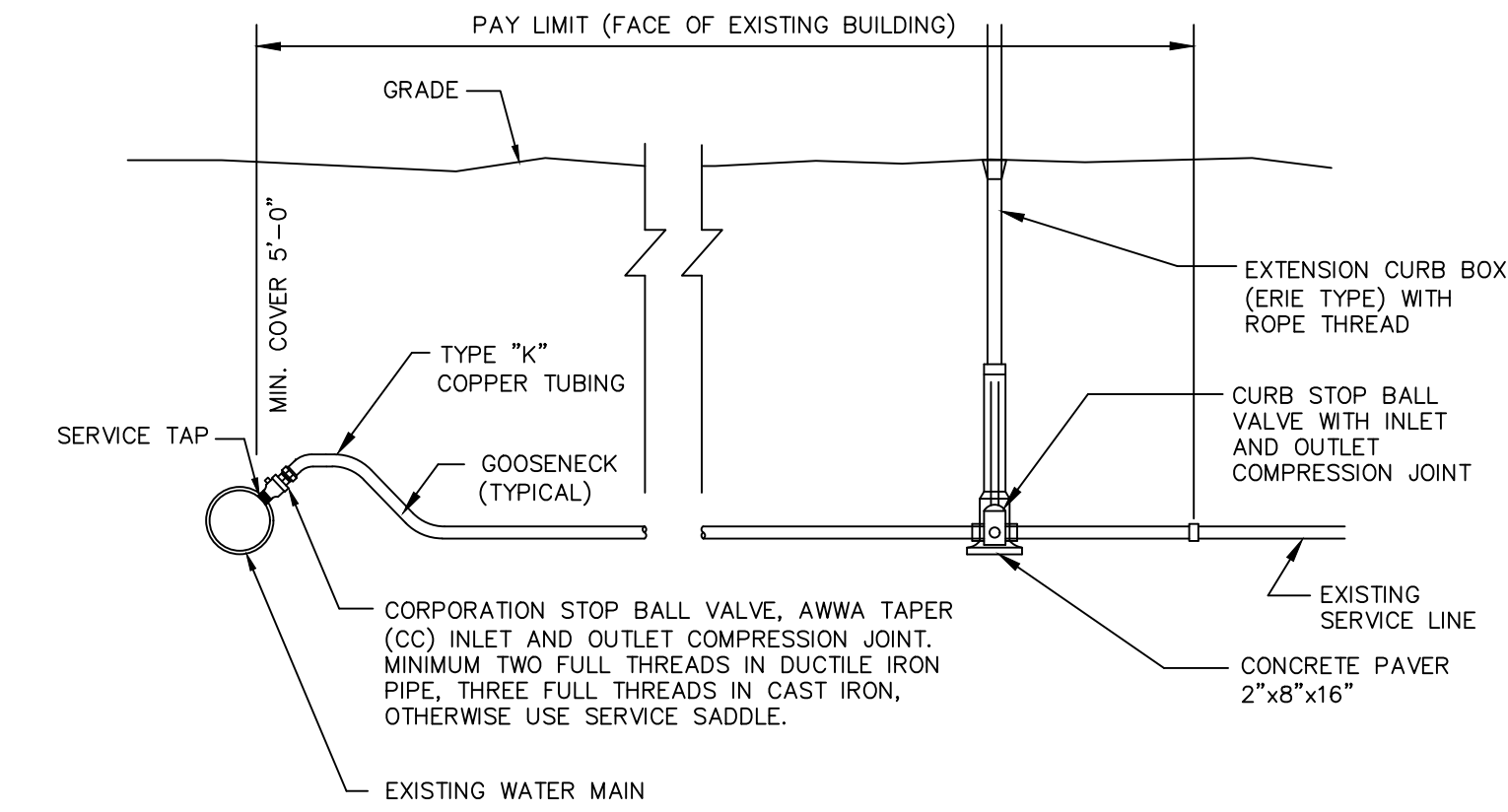
ASSESSOR'S PARCEL
210-2

TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

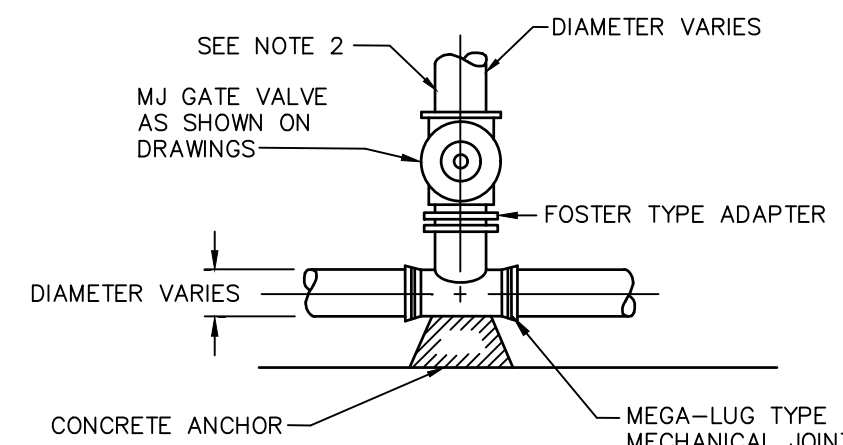
D.2



NOTES

1. PROVIDE NEW LINE USING CONTINUOUS LENGTHS OF COPPER. NO COUPLING ALLOWED IN ROADWAY WITHOUT APPROVAL OF ENGINEER.
2. TAPS TO BE MADE AT APPROXIMATELY 2:00 & 10:00
3. PROVIDE FOR SERVICE LINE CONTRACTION AND EXPANSION BY INSTALLING "S" IN SERVICE LINE NEAR MAIN.
4. IF SERVICE IS INSTALLED WITH LESS THAN 5' COVER, INSULATE OVER LINE.
5. REMOVE EXISTING CURB STOP.
6. CONNECT CURB STOP TO EXISTING SERVICE LINE AT PROPERTY LINE OR AT LOCATION APPROVED BY THE ENGINEER (NO COUPLING WITHOUT APPROVAL OF ENGINEER) AFTER PRESSURE TESTING AND DISINFECTION.
7. SHUT OFF EXISTING CORPORATION AND REMOVE OR ABANDON EXISTING SERVICE LINE.
8. CURB BOX SHALL BE SET IN THE GRASS/LANDSCAPE AREA BETWEEN CURB AND SIDEWALK UNLESS DIRECTED OTHERWISE.
9. 2" OR LARGER SERVICE CONNECTIONS SHALL USE A STAINLESS STEEL SERVICE SADDLE.

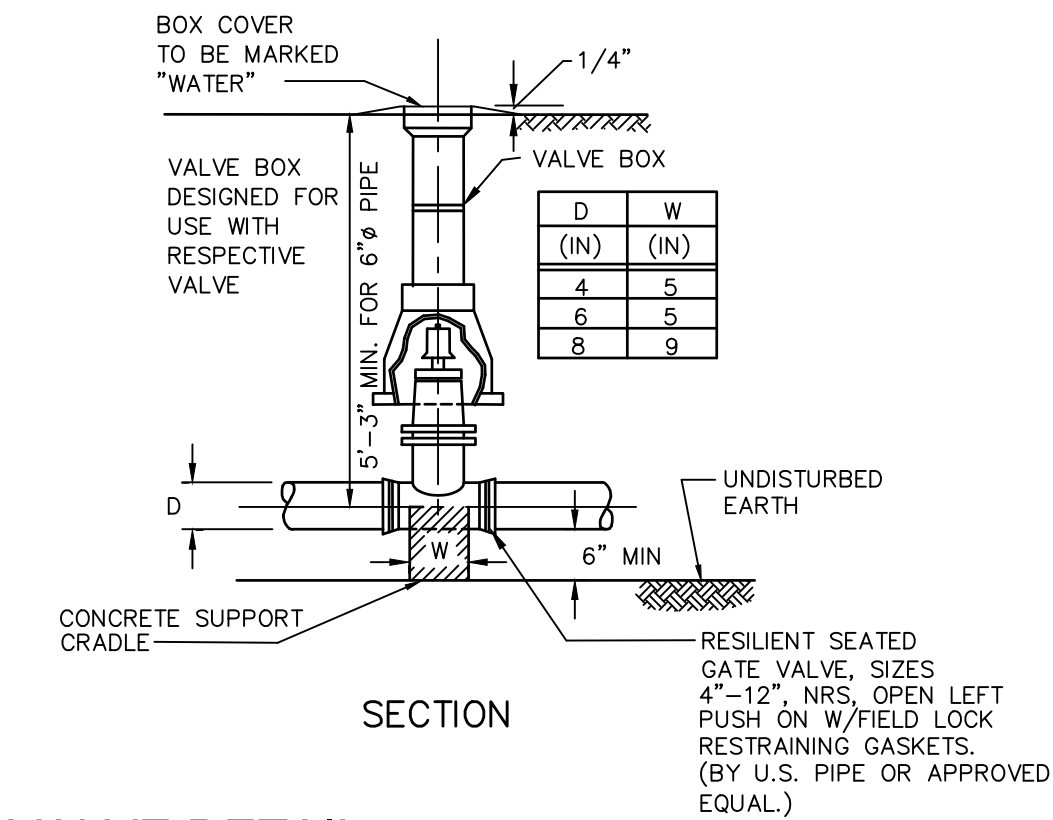
SERVICE CONNECTION DETAIL NOT TO SCALE



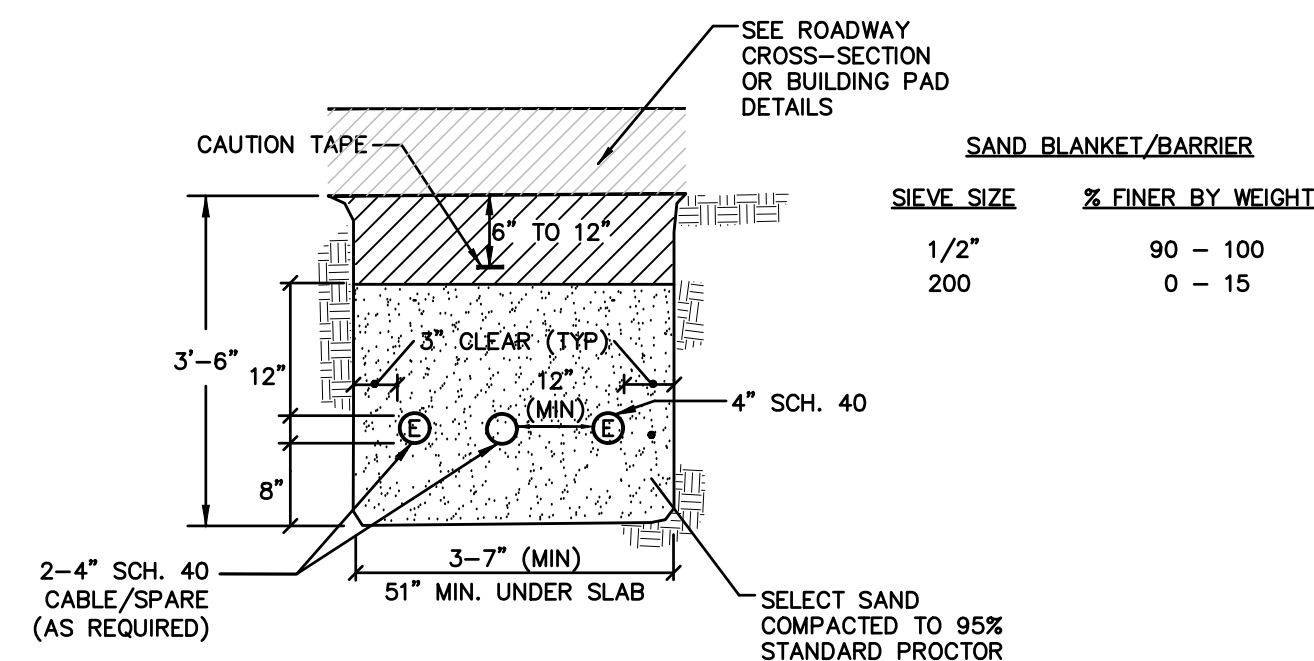
NOTES:

1. GATE VALVES SHALL OPEN RIGHT, PER CITY STANDARDS.
2. BRANCH PIPING SHALL BE MECHANICALLY RESTRAINED AS NOTED UNDER THRUST BLOCK DETAIL REQUIREMENTS.

TEE & GATE VALVE ASSEMBLY DETAIL NOT TO SCALE



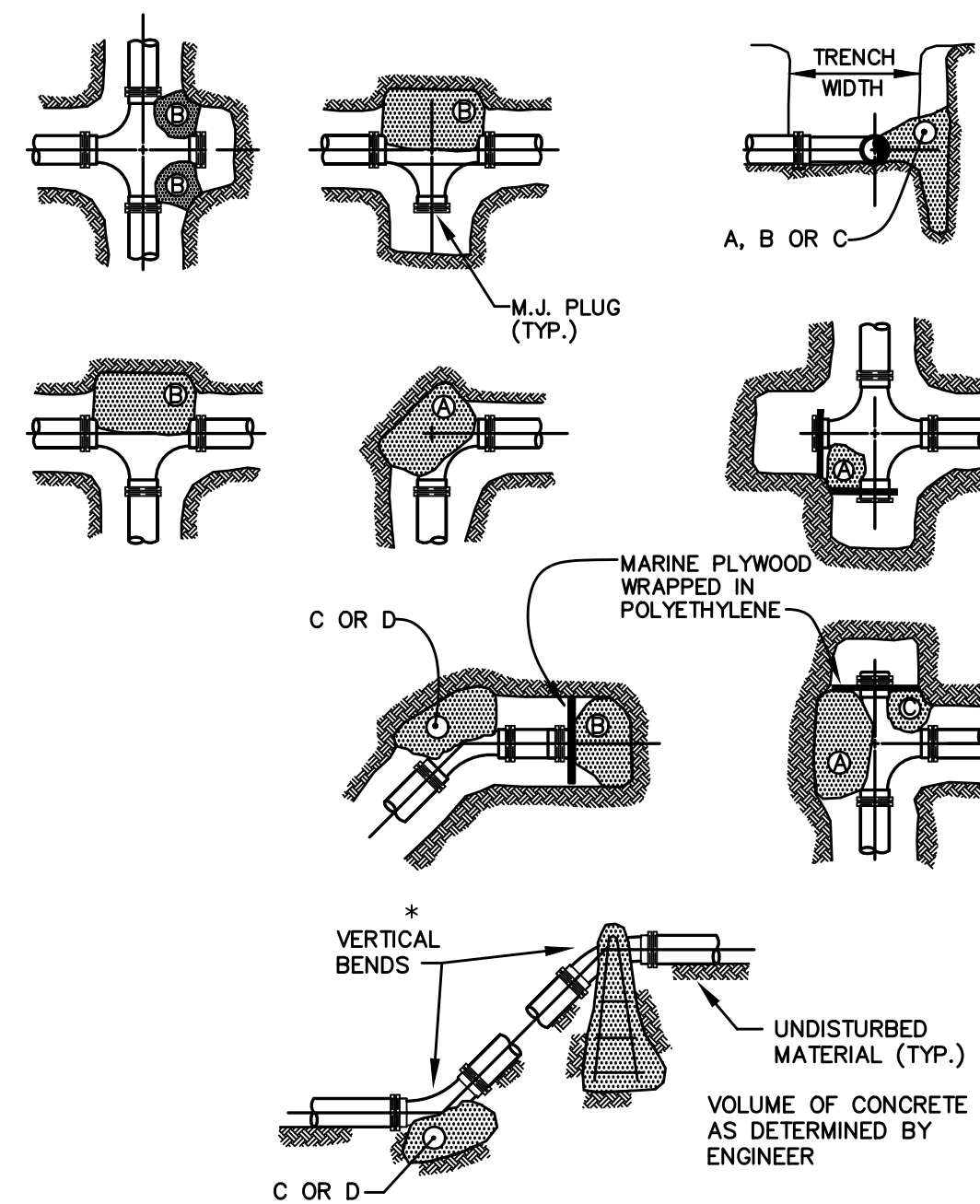
WATER VALVE DETAIL NOT TO SCALE



NOTES

1. ALL CONDUIT IS TO BE SCHEDULE 40 PVC, ELECTRICAL GRADE, GRAY IN COLOR AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. A 10-FOOT HORIZONTAL SECTION OF RIGID GALVANIZED STEEL CONDUIT WILL BE REQUIRED AT EACH SWEEP, UNLESS IN THE OPINION OF THE SERVICE PROVIDER DESIGNER, THE SWEEP-PVC JOINT IS NOT SUBJECT TO FAILURE DURING PULLING OF THE CABLE. ALL JOINTS ARE TO BE WATERTIGHT.
2. ALL 90 DEGREE SWEEPS WILL BE MADE WITH RIGID GALVANIZED STEEL WITH A MINIMUM RADIUS OF 36 INCHES FOR PRIMARY CABLES AND 24 INCHES FOR SECONDARY CABLES.
3. BACKFILL MAY BE MADE WITH EXCAVATED MATERIAL OR COMPARABLE, UNLESS MATERIAL IS DEEMED UNSUITABLE BY SERVICE PROVIDER. BACKFILL SHALL BE FREE OF FROZEN LUMPS, ROCKS, DEBRIS, AND RUBBISH. ORGANIC MATERIAL SHALL NOT BE USED AS BACKFILL. BACKFILL SHALL BE IN 6-INCH LAYERS AND THOROUGHLY COMPACTED.
4. A SUITABLE PULLING STRING, CAPABLE OF 300 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE SERVICE PROVIDER IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT. A MINIMUM OF TWENTY-FOUR (24") INCHES OF ROPE SLACK SHALL REMAIN AT THE END OF EACH DUCT. PULL ROPE SHALL BE INSTALLED IN ALL CONDUIT FOR FUTURE PULLS. PULL ROPE SHALL BE NYLON ROPE HAVING A MINIMUM TENSILE STRENGTH OF THREE HUNDRED (300#) LBS.
5. SERVICE PROVIDER SHALL BE GIVEN THE OPPORTUNITY TO INSPECT ALL CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD SERVICE PROVIDER BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. TYPICAL CONDUIT SIZES ARE 3-INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4-INCH FOR THREE PHASE SECONDARY, AND 5-INCH FOR THREE PHASE PRIMARY. HOWEVER, SERVICE PROVIDERS MAY REQUIRE DIFFERENT NUMBERS, TYPES AND SIZES OF CONDUIT THAN THOSE SHOWN HERE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDUIT SIZES, TYPES AND NUMBERS WITH EACH SERVICE PROVIDER PRIOR TO ORDERING THEM.
7. ROUTING OF CONDUIT, LOCATION OF MANHOLES, TRANSFORMERS, CABINETS, HANDHOLES, ETC., SHALL BE DETERMINED BY SERVICE PROVIDER DESIGN PERSONNEL. THE CONTRACTOR SHALL COORDINATE WITH ALL SERVICE PROVIDERS PRIOR TO THE INSTALLATION OF ANY CONDUIT.
8. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE. WHERE REQUIRED BY UTILITY PROVIDER, CONDUIT SHALL BE SUPPORTED IN PLACE USING PIPE STANCHIONS PLACED EVERY FIVE (5') FEET ALONG THE CONDUIT RUN.
9. UNDER A BUILDING SLAB THE CONDUIT SHALL BE ENCASED IN 8" OF CONCRETE ON ALL SIDES.
10. ALL CONDUIT TERMINATIONS SHALL BE CAPPED TO PREVENT DEBRIS FROM ENTERING CONDUIT.

ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE

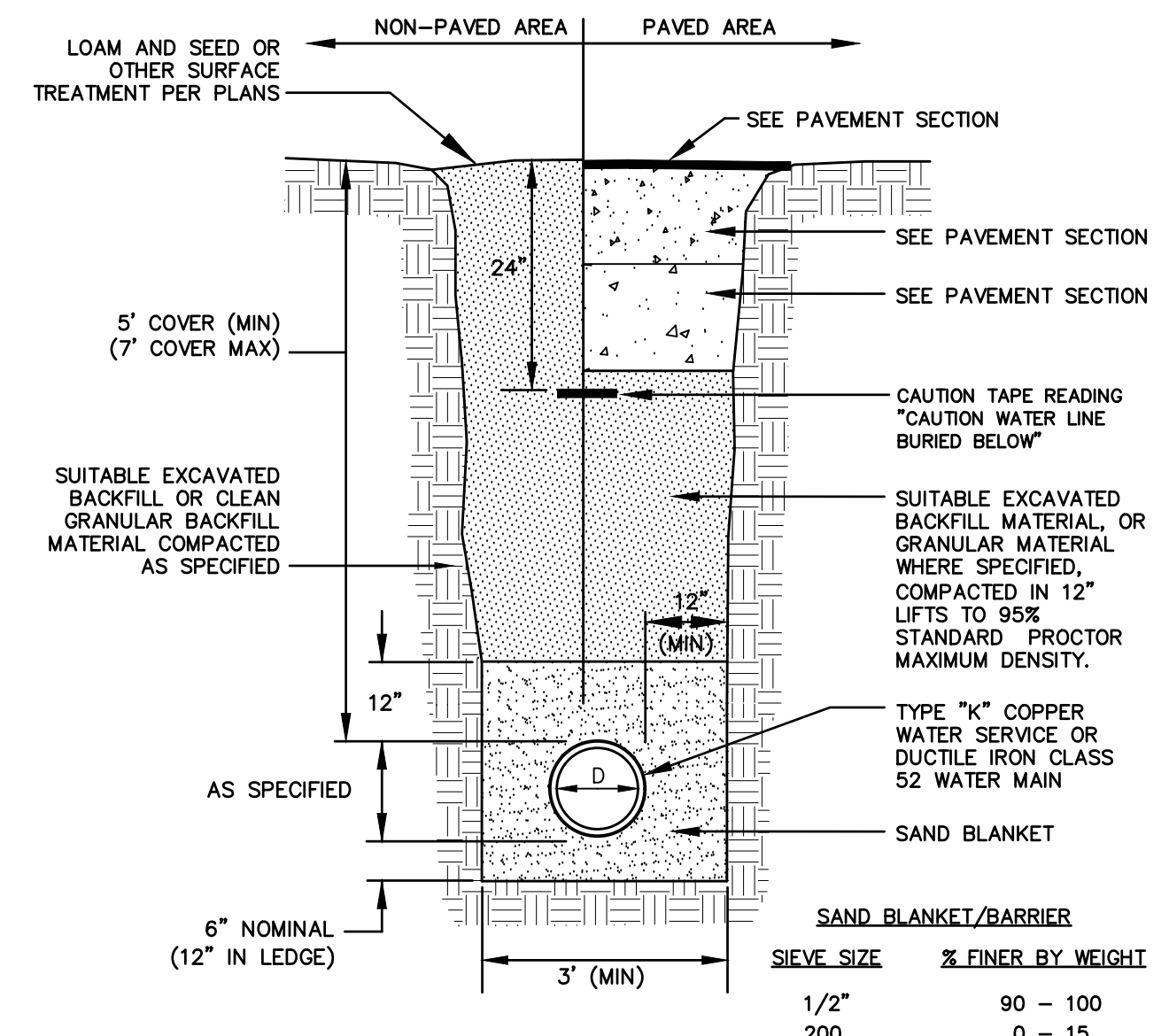


NOTES:

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
3. PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
4. WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.
5. POLYETHYLENE (6 MIL) SHALL BE PLACED AROUND FITTINGS PRIOR TO CONCRETE PLACEMENT.

TEST PRESSURE = 150 PSI	REACTION TYPE	PIPE SIZE				
		4"	6"	8"	10"	12"
A	90'	0.89	2.19	3.82	11.14	17.24
B	180'	0.65	1.55	2.78	8.38	12.00
C	45'	0.48	1.19	2.12	6.02	9.32
D	22-1/2'	0.25	0.60	1.06	3.08	4.74
E	11-1/4'	0.13	0.30	0.54	1.54	2.38

THRUST BLOCKING DETAIL NOT TO SCALE



NOTES

1. BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
2. WATER MAINS SHALL BE POLY WRAPPED.
3. WATER MAINS SHALL HAVE 3 WEDGES PER JOINT.

WATER MAIN TRENCH NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD
CHAIRMAN _____ DATE _____

ENGINEER:
ALTUS ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
(603) 433-2355 www.ALTUS-ENG.com

ISSUED FOR: **DESIGN REVIEW**
ISSUE DATE: **JUNE 26, 2019**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/26/19

DRAWN BY: _____ CDB
APPROVED BY: _____ EDW
DRAWING FILE: _____ 4950.DWG

SCALE: **NOT TO SCALE**

OWNER/APPLICANT:
BETHEL ASSEMBLY OF GOD
200 CHASE DRIVE
PORTSMOUTH, NH 03801

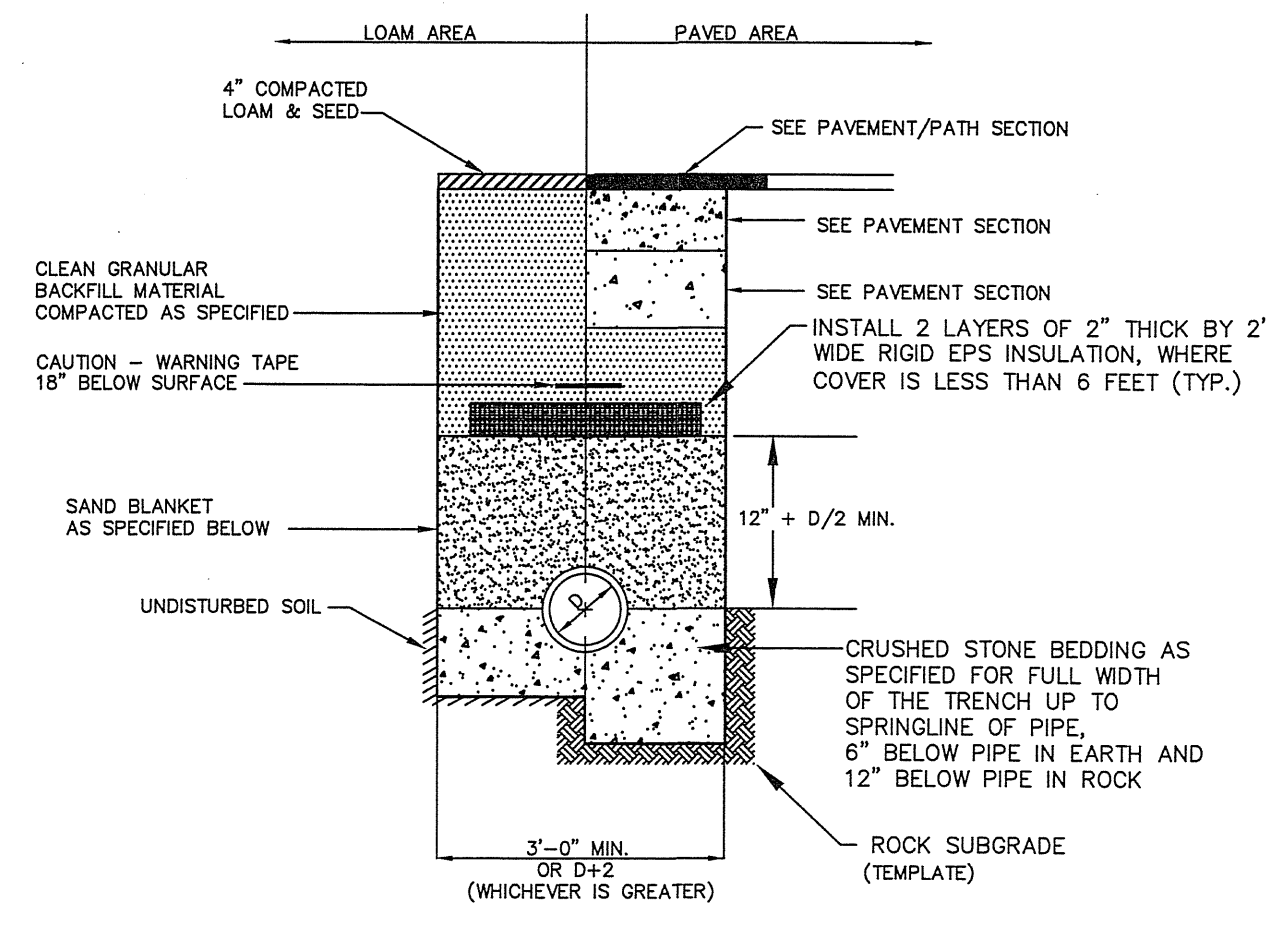
PROJECT:
MIXED-USE DEVELOPMENT SITE
200 CHASE DRIVE
PORTSMOUTH, NH
ASSESSOR'S PARCEL 210-2

TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
D.3

MANHOLE NOTES:

- IT IS THE INTENTION OF THE NHDES THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE COMMISSION FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT IN ANY APPROVED MANHOLE. THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H=20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
- BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED.
- PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C475.
- LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN'S STANDARD SPECIFICATIONS.
- INVERTS AND SHELVES MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES, OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
- FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING. A 3-INCH (MINIMUM HEIGHT) LETTER "S" FOR SEWERS OR "D" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
- BEDDING SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33.



BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET		CRUSHED STONE BEDDING *	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #7 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

SEWER TRENCH SECTION NOT TO SCALE

STANDARD TRENCH NOTES:

- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN OF THE DRAWING.
- BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33, STONE SIZE NO. 67.
 - 100% PASSING 1 INCH SCREEN
 - 90 - 100% PASSING 3/4 INCH SCREEN
 - 20 - 55% PASSING 3/8 INCH SCREEN
 - 0-10% PASSING #4 SIEVE
 - 0-5% PASSING #8 SIEVE
 WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL BE USED.
- SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 90 - 100% PASSES 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED HOWEVER, THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE.
- SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER; TOP SOIL; ALL WET OR SOFT MUCK, PEAT, OR CLAY; ALL EXCAVATED LEDGE MATERIAL; ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION; AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.
- BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:
 - CEMENT: 6.0 BAGS PER CUBIC YARD
 - WATER: 5.75 GALLONS PER BAG CEMENT
 - MAXIMUM SIZE OF AGGREGATE: 1 INCH
 CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
- CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO CITY'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD
 CHAIRMAN _____ DATE _____

ENGINEER:

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

ISSUED FOR: DESIGN REVIEW
 ISSUE DATE: JUNE 26, 2019

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DRAWN BY: CDB
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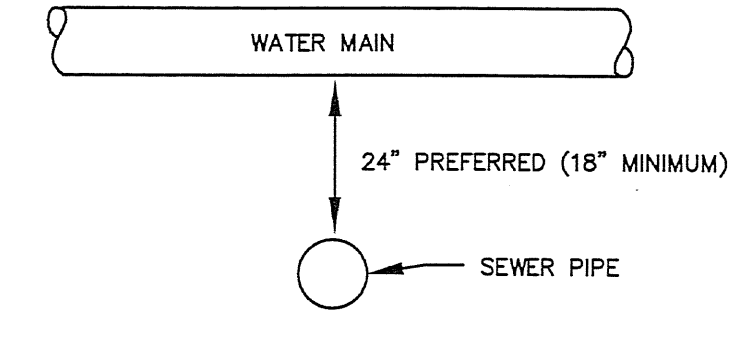
SCALE: NOT TO SCALE

OWNER/APPLICANT:
 BETHEL ASSEMBLY OF GOD
 200 CHASE DRIVE
 PORTSMOUTH, NH 03801

PROJECT:
 MIXED-USE DEVELOPMENT SITE
 200 CHASE DRIVE
 PORTSMOUTH, NH
 ASSESSOR'S PARCEL 210-2

TITLE:
 CONSTRUCTION DETAILS

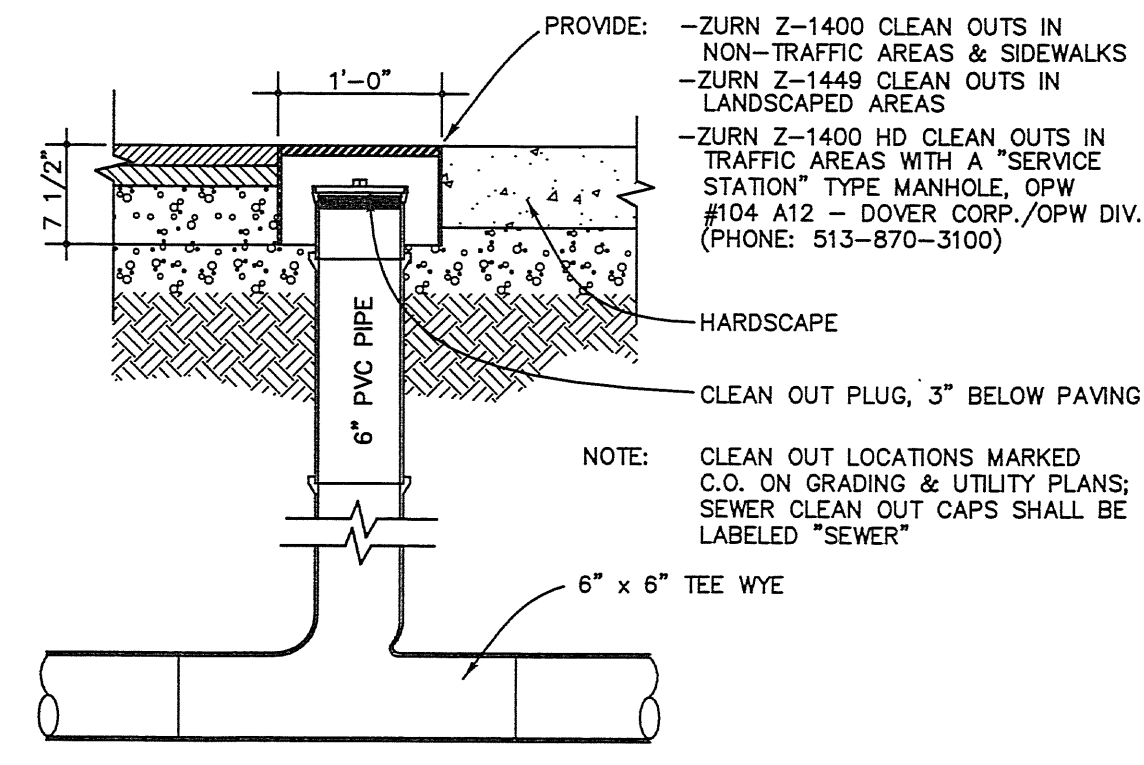
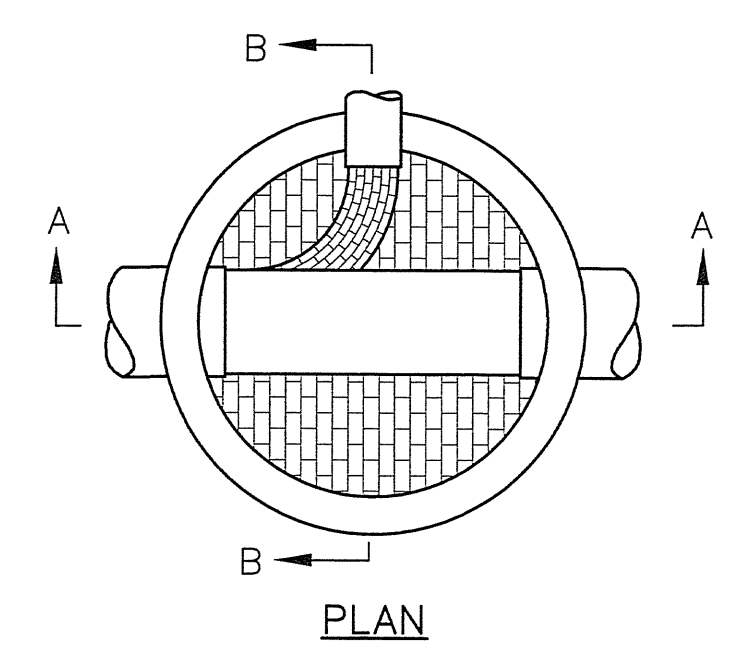
SHEET NUMBER:
 D.4



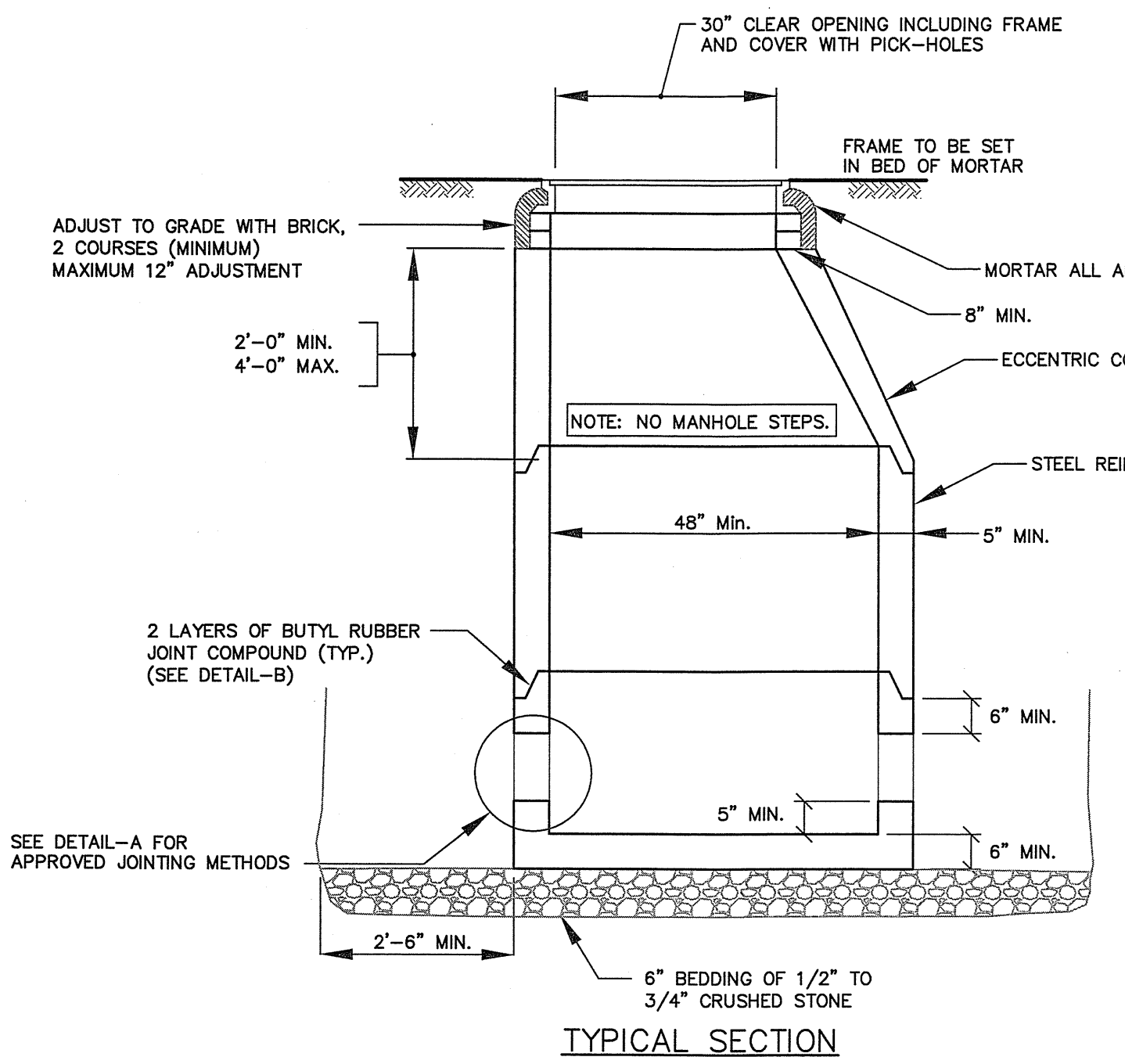
NOTES

- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER MAINS. A MINIMUM VERTICAL DISTANCE WITH WATER ABOVE SEWER SHALL BE MAINTAINED.
- SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
- IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

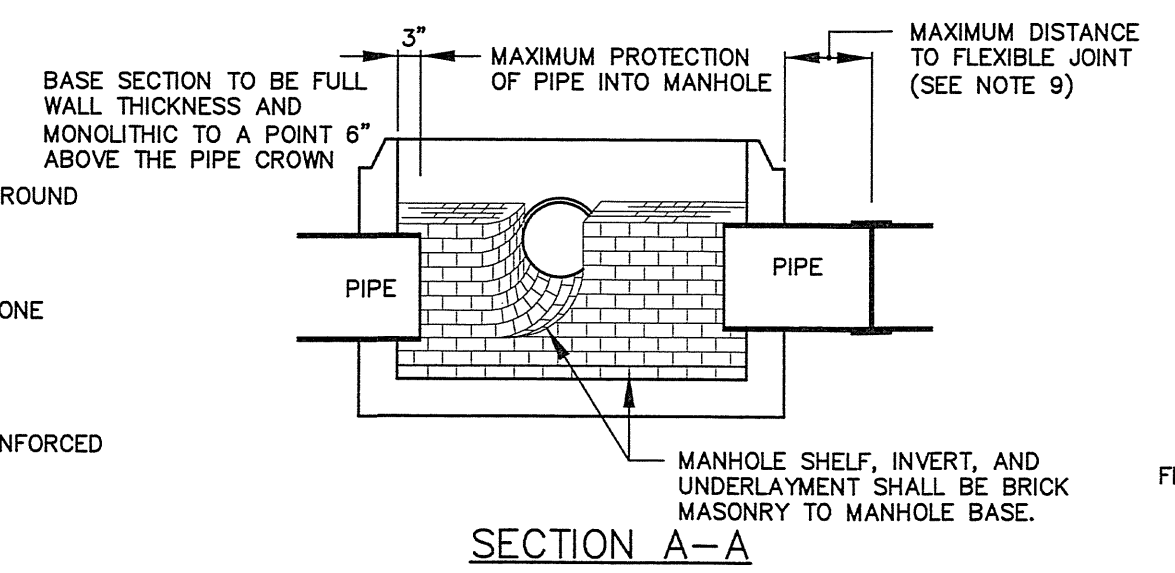
WATER MAIN / SEWER CROSSING NOT TO SCALE



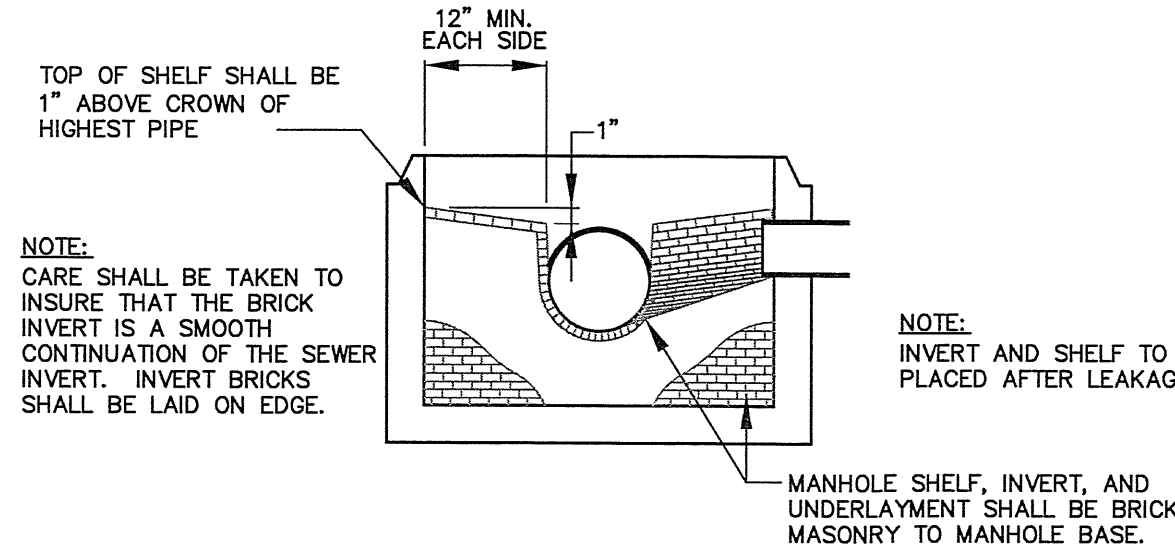
CLEANOUT DETAIL NOT TO SCALE



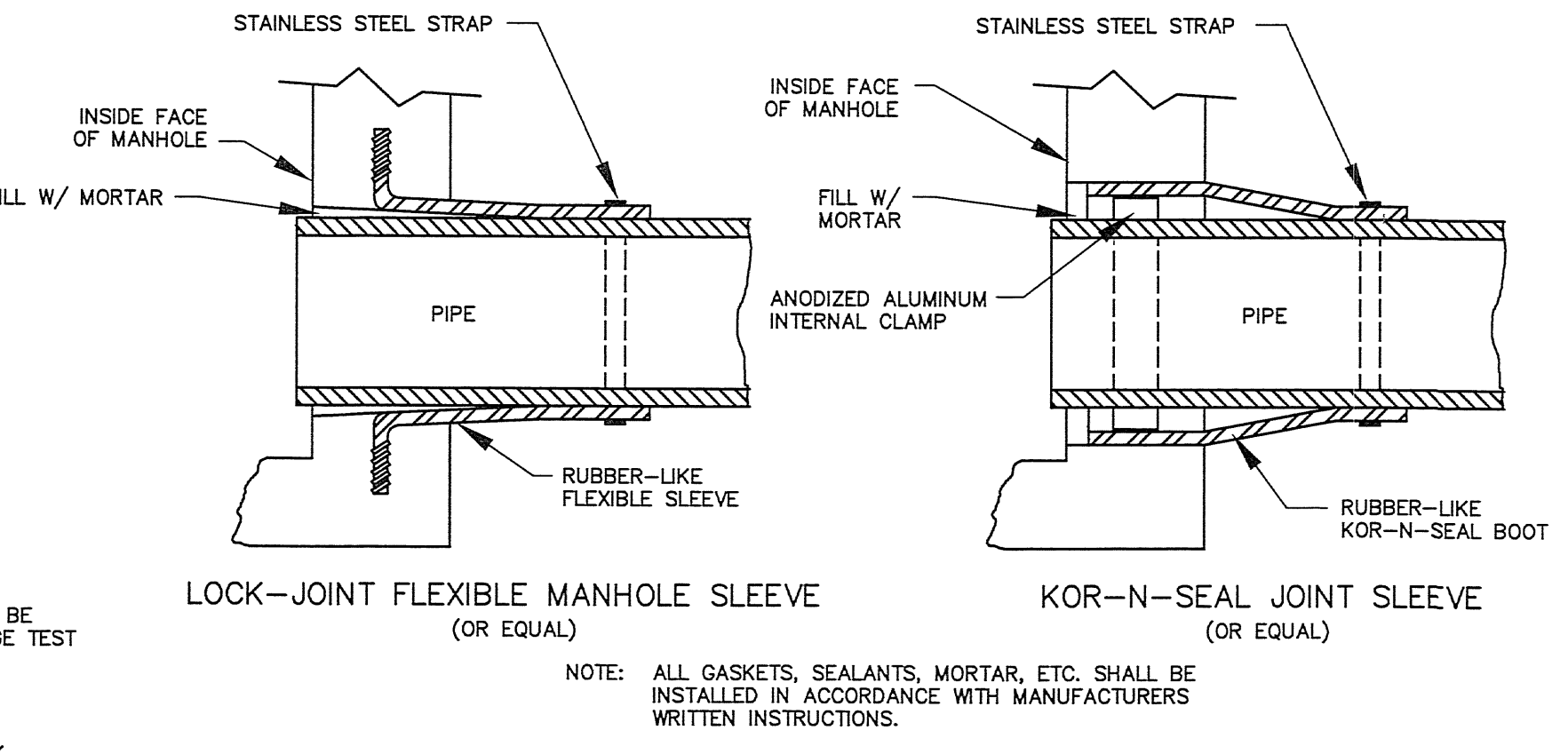
TYPICAL SECTION



SECTION A-A



SECTION B-B



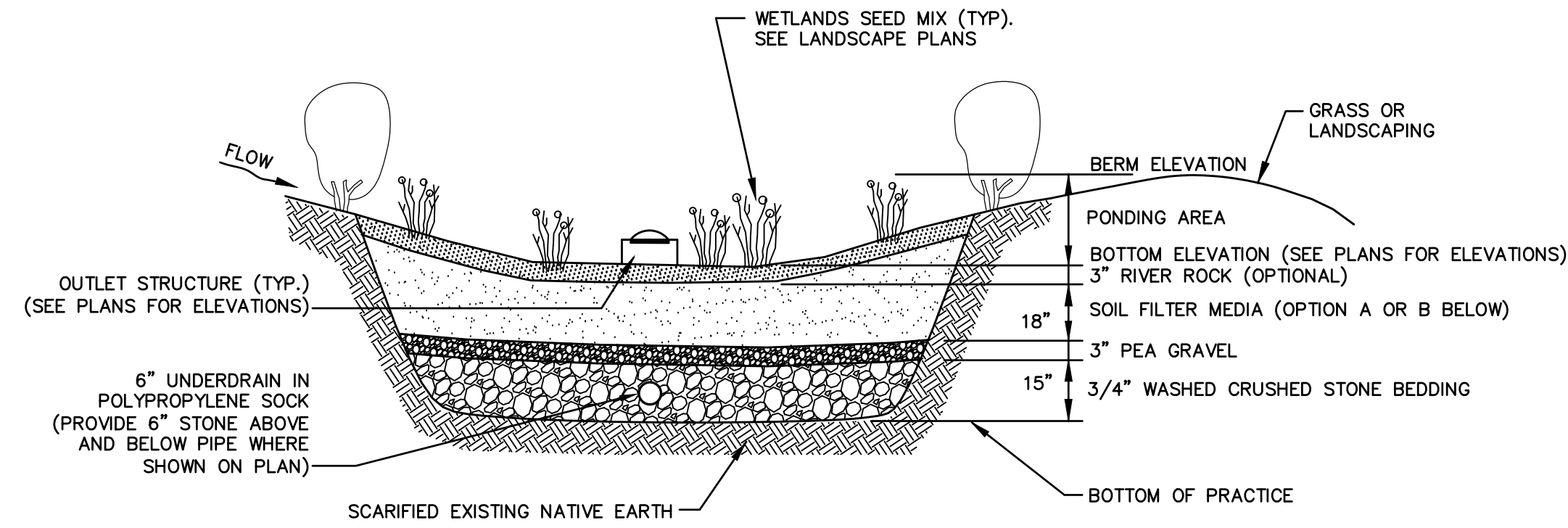
LOCK-JOINT FLEXIBLE MANHOLE SLEEVE (OR EQUAL)

KOR-N-SEAL JOINT SLEEVE (OR EQUAL)

DETAIL-B (APPROVED MANHOLE SECTION JOINTING METHODS)

SEWER MANHOLE DETAILS NOT TO SCALE

P.4950



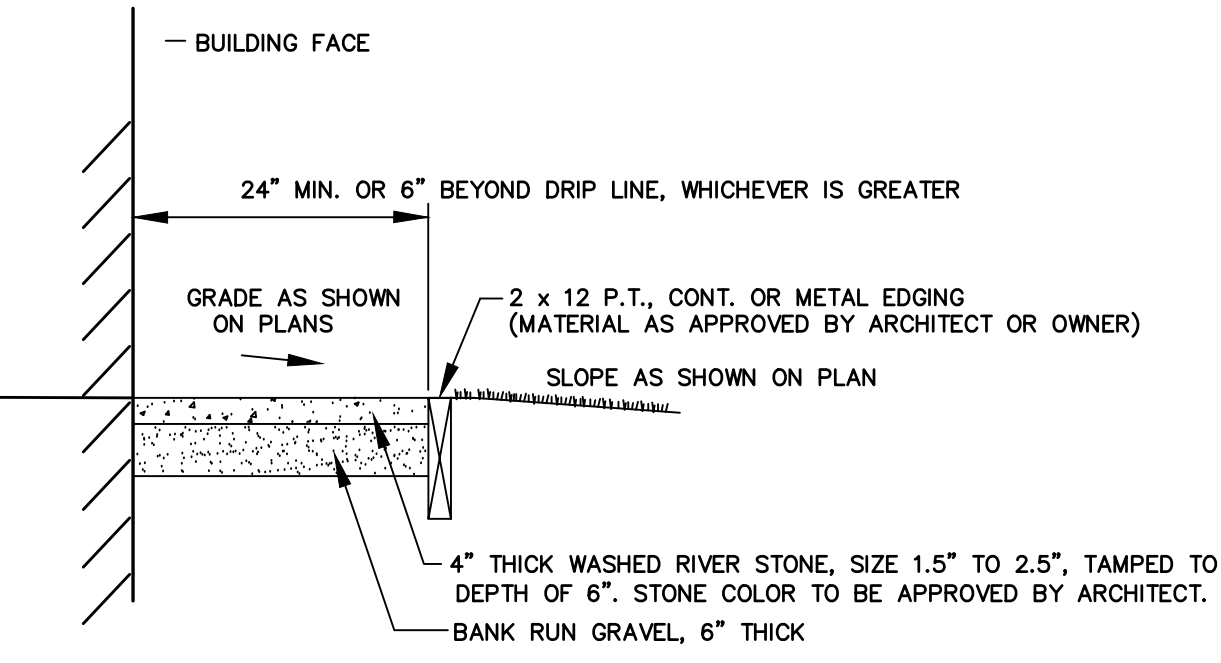
CRUSHED STONE BEDDING *

SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90 - 100
3/8"	20 - 55
# 4	0 - 10
# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

FILTER MEDIA MIXTURES

Component Material	Percent of Mixture by Volume	Gradation of material	
		Sieve No.	Percent by Weight Passing Standard Sieve
Filter Media Option A			
ASTM C-33 concrete sand	50 to 55		
Loamy sand topsoil, with fines as indicated	20 to 30	200	15 to 25
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Filter Media Option B			
Moderately fine shredded bark or wood fiber mulch, with fines as indicated	20 to 30	200	< 5
Loamy coarse sand	70 to 80	10	85 to 100
		20	70 to 100
		60	15 to 40
		200	8 to 15



DRIP EDGE DETAIL NOT TO SCALE

NOTES

- WHEN CONTRACTOR EXCAVATES RAIN GARDEN AREA TO SUBGRADE, DESIGN ENGINEER SHALL PERFORM SUBSURFACE EVALUATION PRIOR TO THE PLACEMENT OF ANY SELECT MATERIAL OR OTHER BACKFILL.
- SOIL FILTER MEDIA SHALL EITHER OPTION A OR OPTION B AT CONTRACTOR'S DISCRETION.

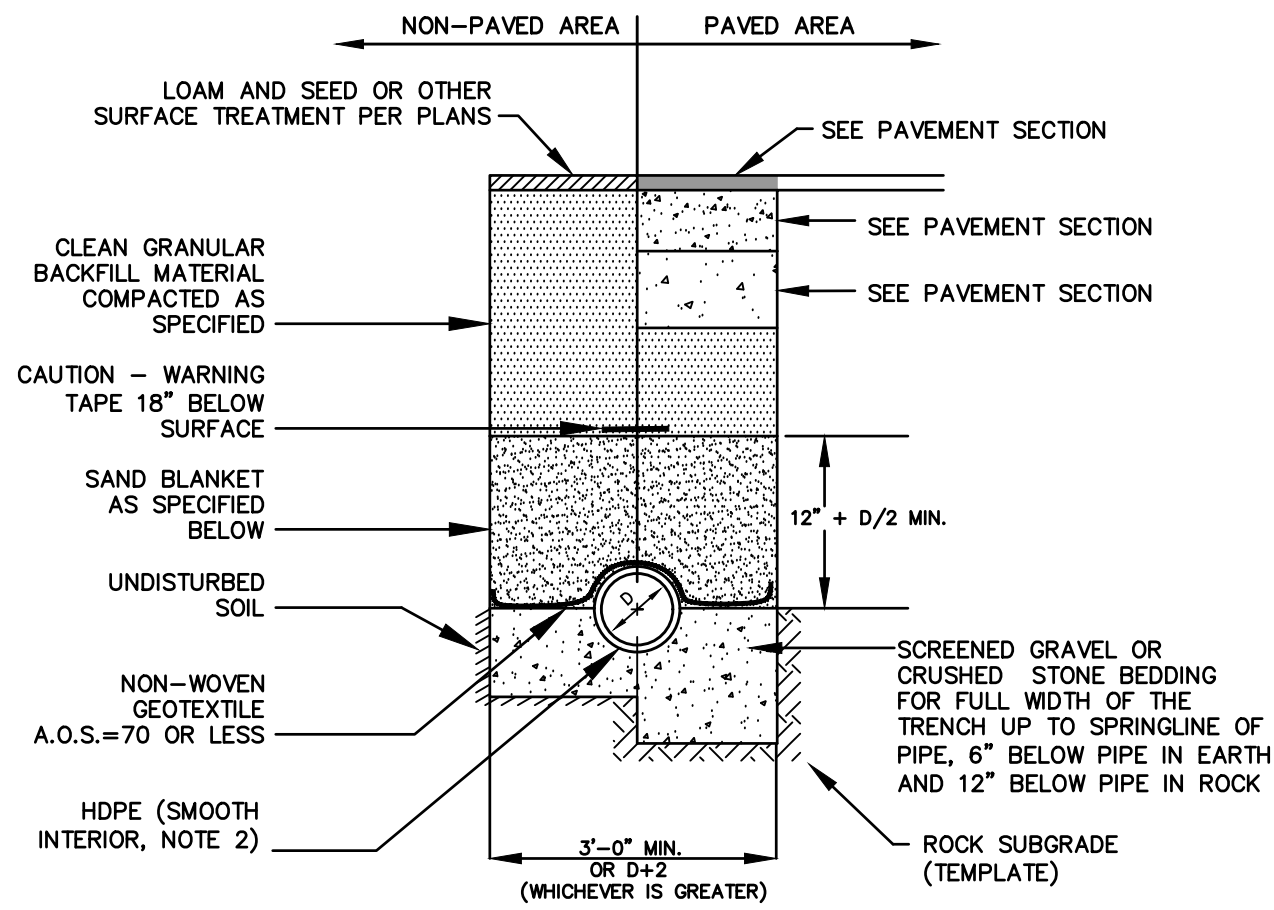
MAINTENANCE REQUIREMENTS

- SYSTEMS SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND FOLLOWING ANY RAINFALL EXCEEDING 2.5 INCHES IN A 24-HOUR PERIOD, WITH MAINTENANCE OR REHABILITATION CONDUCTED AS WARRANTED BY SUCH INSPECTION.
- PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.
- AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF BIORETENTION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION OR INFILTRATION FUNCTION (AS APPLICABLE), INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER MEDIA.
- VEGETATION SHOULD BE INSPECTED AT LEAST ANNUALLY, AND MAINTAINED IN HEALTHY CONDITION, INCLUDING, PRUNING, REMOVAL, AND REPLACEMENT OF DEAD OR DISEASED VEGETATION, AND REMOVAL OF INVASIVE SPECIES.

DESIGN REFERENCES

- UNH STORMWATER CENTER
- EPA (1999A)
- NEW HAMPSHIRE STORMWATER MANAGEMENT MANUAL, VOLUME 2, DECEMBER 2008 AS AMENDED.

TYPICAL RAINGARDEN



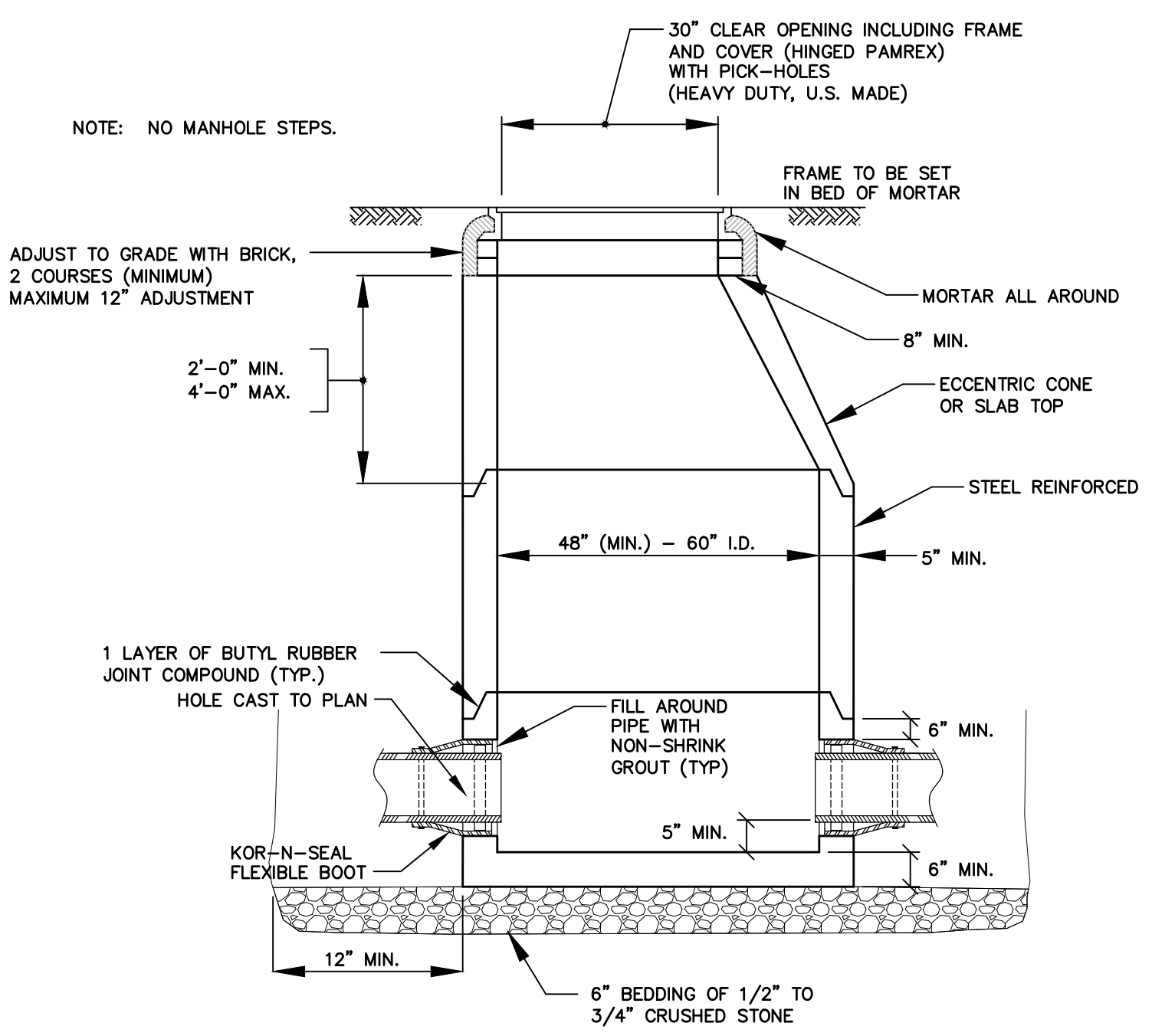
NOTES:

- BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.
- ALL PIPE SHALL BE HDPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR, ADS TYPE N-12 OR APPROVED EQUAL.

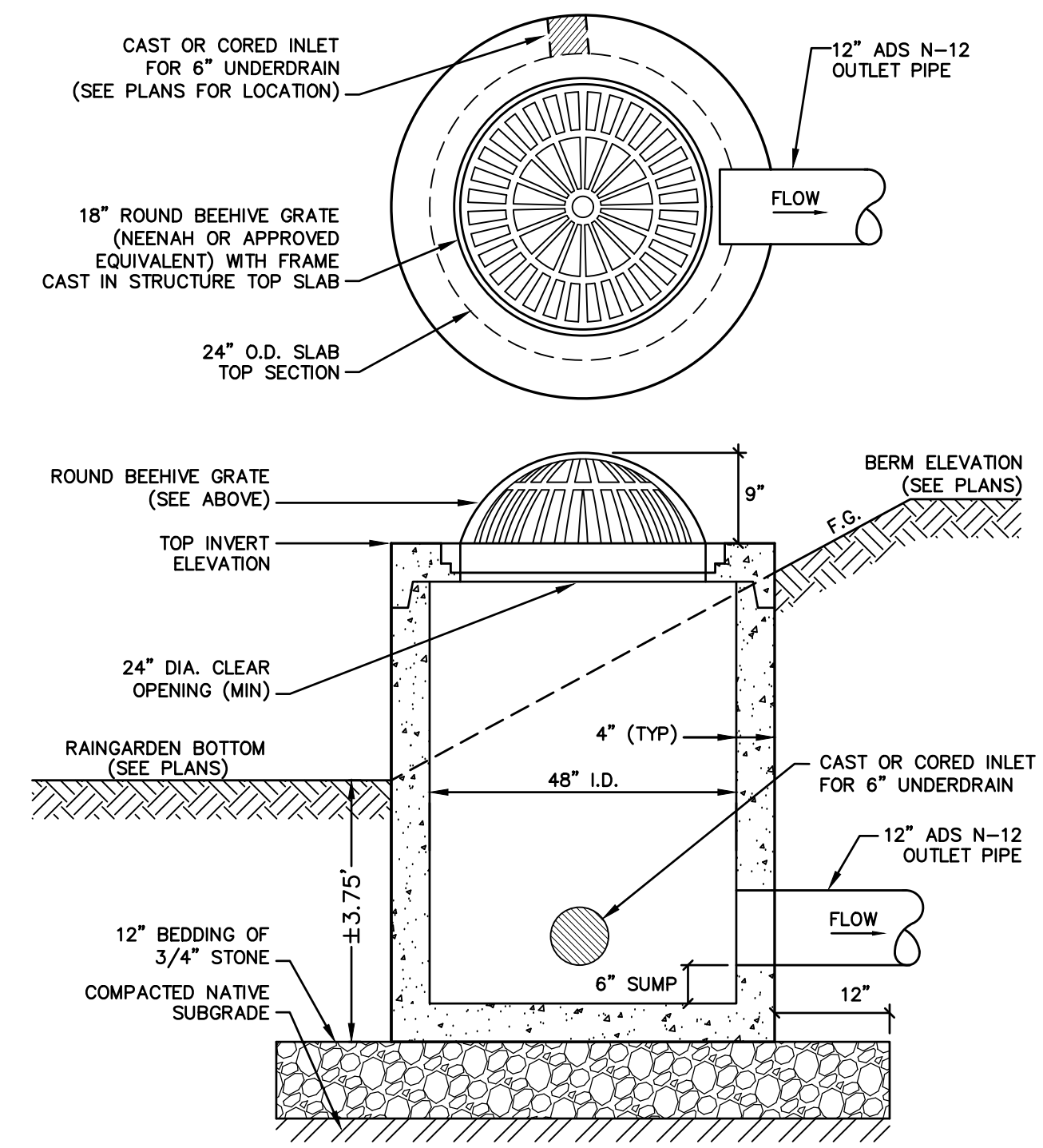
SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING*	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

STORM DRAIN TRENCH NOT TO SCALE



DRAIN MANHOLE DETAIL NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS**
- OUTLET STRUCTURE SHALL BE CONSTRUCTED ONSITE OR PRECAST TO EQUAL DIMENSIONS.
 - ALL JOINTS AND PIPE OPENINGS SHALL BE SEALED WATERTIGHT WITH MORTAR.
 - STRUCTURE IS TO BE BUILT TO WITHSTAND H2O LOADING.
 - SOIL UNDERLYING THE STRUCTURE'S GRAVEL BASE PAD AND THE PAD ITSELF ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR.
 - ALL CONCRETE SHALL BE 4,000 PSI MINIMUM.

OUTLET STRUCTURE DETAIL NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

ENGINEER:

ALTUS ENGINEERING, INC.

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

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SCALE: **NOT TO SCALE**

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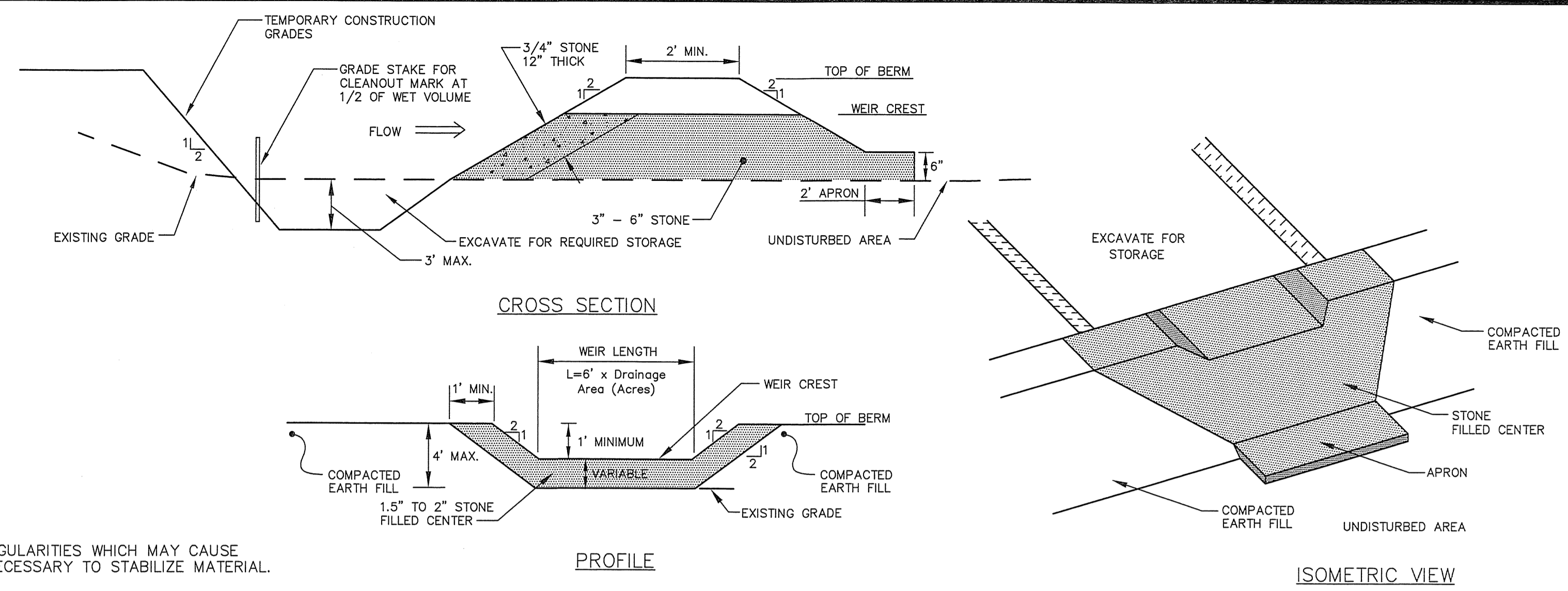
BETHEL ASSEMBLY OF GOD
200 CHASE DRIVE
PORTSMOUTH, NH 03801

PROJECT:

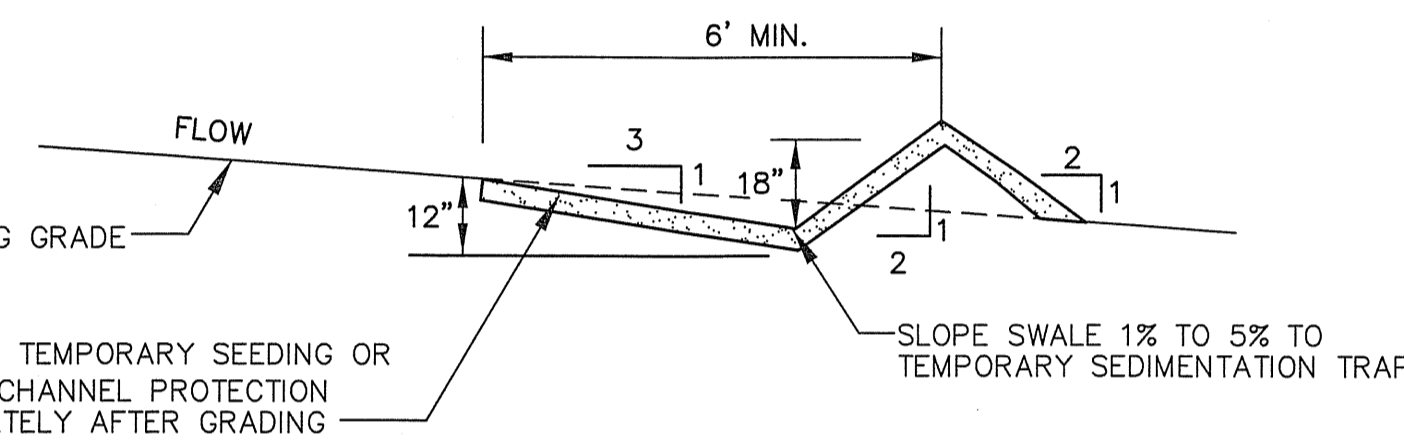
MIXED-USE DEVELOPMENT SITE
200 CHASE DRIVE
PORTSMOUTH, NH
ASSESSOR'S PARCEL 210-2

TITLE: **CONSTRUCTION DETAILS**

SHEET NUMBER: **D.5**



SWALE SHALL BE FREE OF IRREGULARITIES WHICH MAY CAUSE PONDING. COMPACT FILLS AS NECESSARY TO STABILIZE MATERIAL.



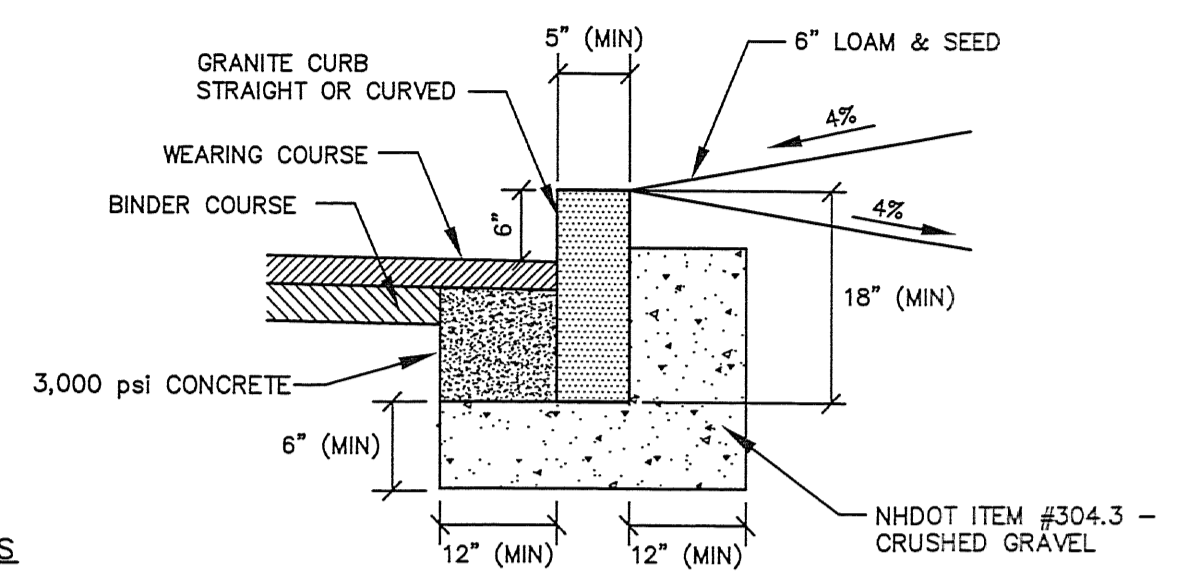
TEMPORARY DIVERSION SWALE NOT TO SCALE

- MAINTENANCE**
- SEDIMENT SHALL BE REMOVED AND THE TRAP SHALL BE RESTORED TO ITS ORIGINAL CAPACITY WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN STORAGE VOLUME. SEDIMENT REMOVED SHALL BE DISPOSED OF SO THAT IT DOES NOT CAUSE A SEDIMENT PROBLEM AT ANOTHER LOCATION.
 - THE STRUCTURE SHALL BE CHECKED BI-WEEKLY AND AFTER EVERY MAJOR STORM TO INSURE THAT IT IS WORKING PROPERLY AND IS NOT DAMAGED. DAMAGE TO THE STRUCTURE SHALL BE REPAIRED IMMEDIATELY.
 - 3/4" STONE SHALL BE CHECKED DURING INSPECTION AND REPLACED WHEN THE OPENINGS IN THE STONE HAVE BECOME CLOGGED.
 - WHEN THE DRAINAGE AREA FLOWING INTO THE BASIN HAS BEEN FULLY STABILIZED, THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA VEGETATED USING LOAM AND SEED WITH MULCH (OR SOD IF NECESSARY) WITHIN 72 HOURS OF THE REMOVAL OF THE BASIN.

TEMPORARY SEDIMENT TRAP (TST) OUTLET NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD
CHAIRMAN _____ DATE _____

ENGINEER:
ALTUS
ENGINEERING, INC.
133 COURT STREET PORTSMOUTH, NH 03801
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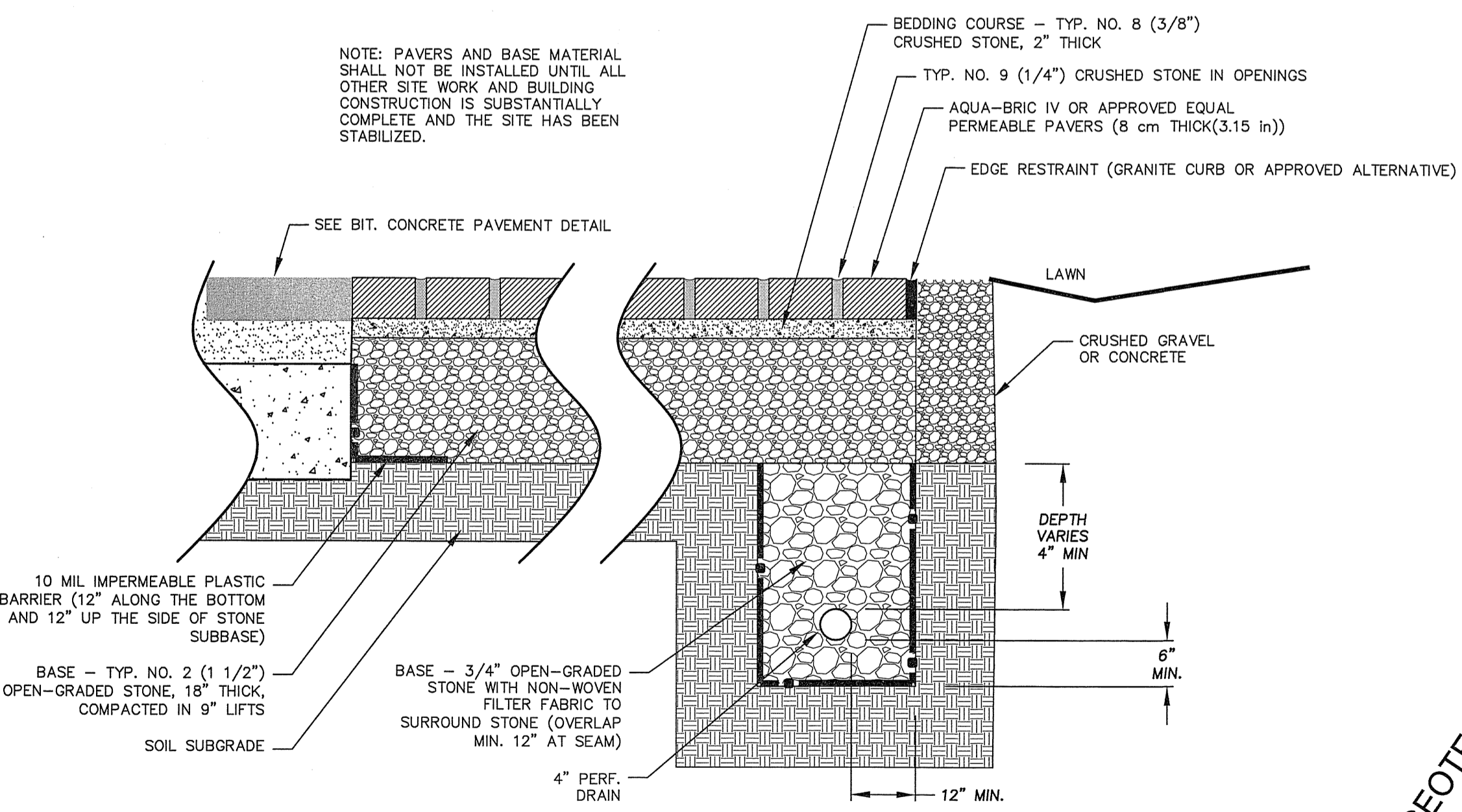


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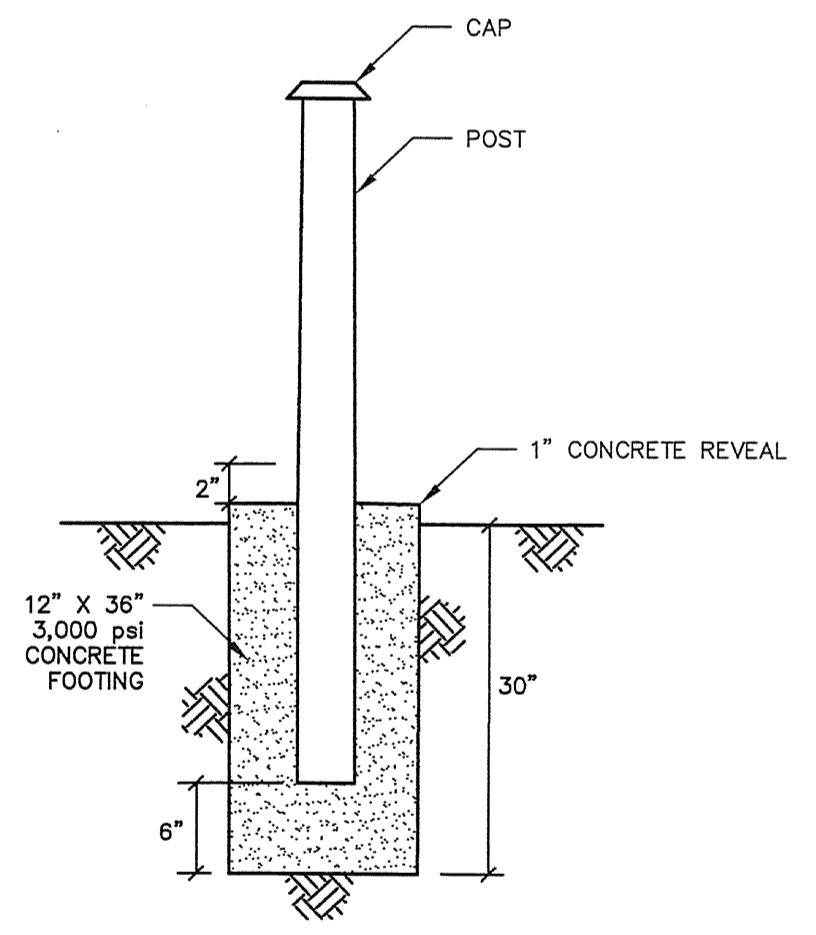
- SEE PLANS FOR CURB LOCATION.
- SEE PLANS FOR PAVEMENT CROSS SECTION.
- ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
- MINIMUM LENGTH OF CURB STONES = 4'.
- MAXIMUM LENGTH OF CURB STONES = 10'.
- MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
- CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALL FOR ON THE PLANS.
- CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
- JOINTS BETWEEN CURB STONES SHALL BE MORTARED.

RADIUS	MAX. LENGTH
21'	3'
22'-28'	4'
29'-35'	5'
36'-42'	6'
43'-49'	7'
50'-56'	8'
57'-60'	9'
OVER 60'	10'

VERTICAL GRANITE CURB NOT TO SCALE



POROUS PAVERS DETAIL NOT TO SCALE



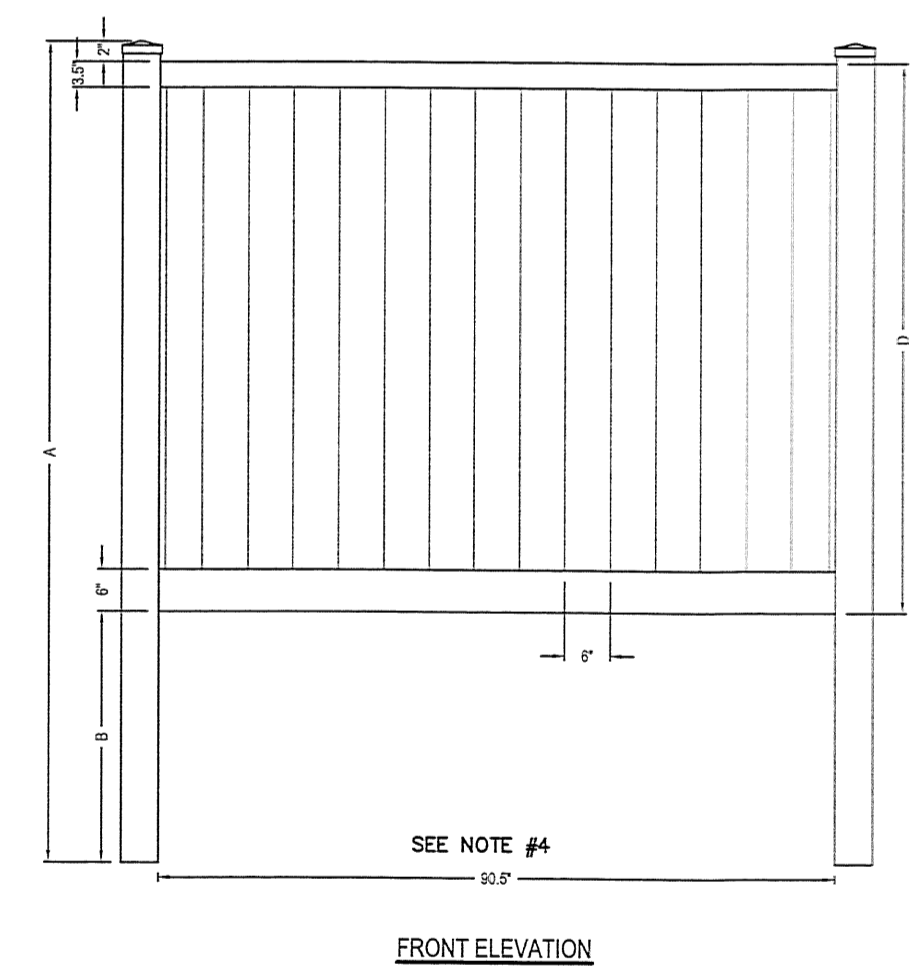
FENCE POST DETAIL NOT TO SCALE

POST CAP STYLE
NEW ENGLAND - V55NE
POST OPTION
5" X 5" - 140 Wall
Post set in concrete
FENCE HEIGHT
6'-0", see height schedule below

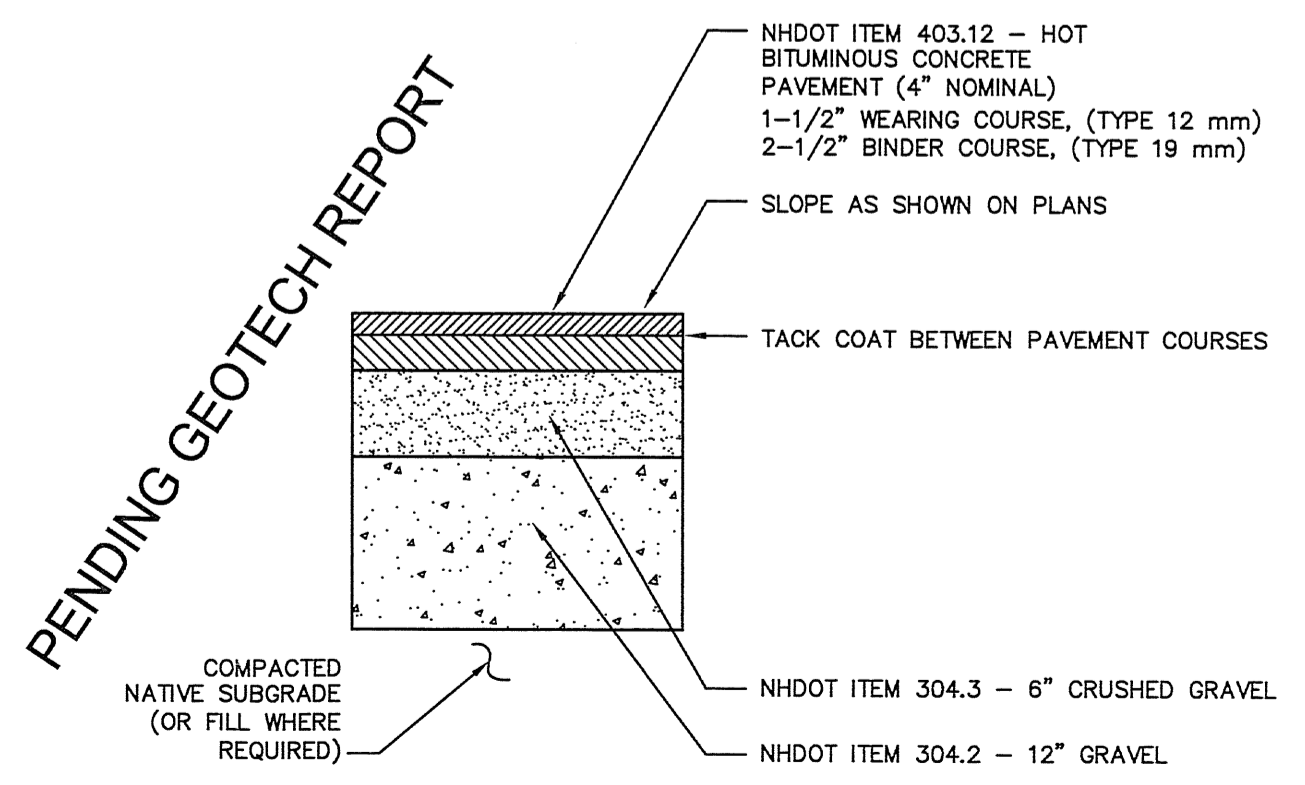
	A	B	C	D
H(FT)	3	4	5	6
INCHES	36	48	60	72
H(FT)	3	4	5	6
INCHES	36	48	60	72
H(FT)	3	4	5	6
INCHES	36	48	60	72

NOTE:

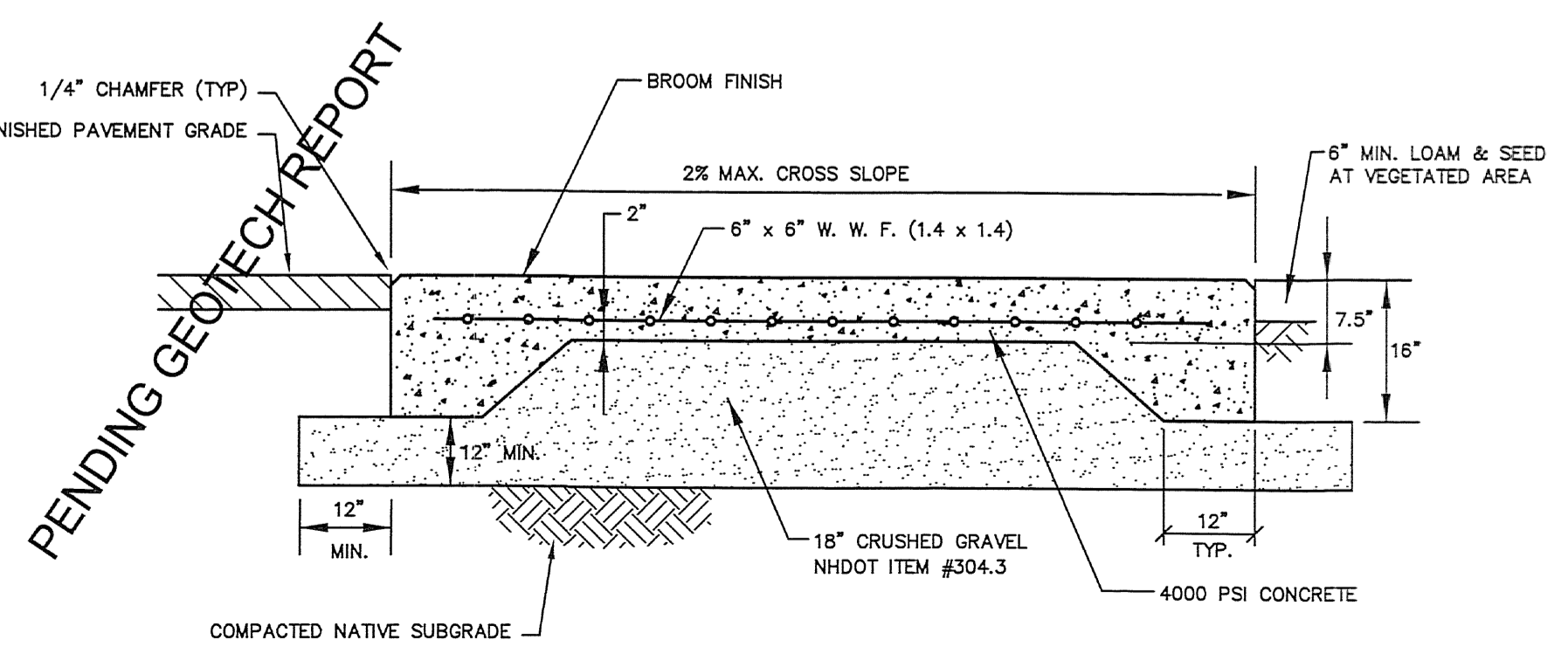
- FENCE SHALL BE ILLUSION VINYL FENCE PRODUCT OR APPROVED EQUAL.
- COLOR SHALL BE DETERMINE BY LANDSCAPE ARCHITECT OR APPLICANT.
- POST SHALL BE SET IN CONCRETE.
- OPENING CLEARANCE DIMENSIONS PER OWNER REQUIREMENT.



DUMPSTER SCREENING DETAIL NOT TO SCALE



PAVEMENT CROSS SECTION NOT TO SCALE



DUMPSTER SLAB DETAILS NOT TO SCALE

ISSUED FOR: **DESIGN REVIEW**

ISSUE DATE: **JUNE 26, 2019**

REVISIONS
NO. DESCRIPTION BY DATE
0 INITIAL SUBMISSION CDB 06/26/19

DRAWN BY: _____ CDB
APPROVED BY: _____ EDW
DRAWING FILE: _____ 4950.DWG

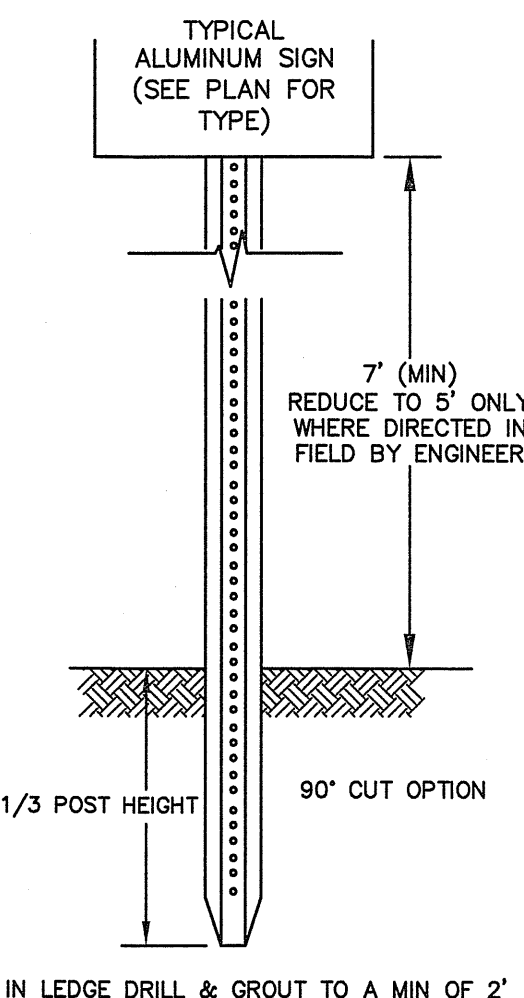
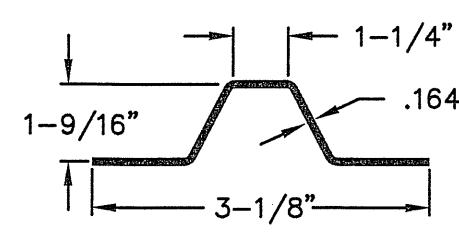
SCALE: **NOT TO SCALE**

OWNER/APPLICANT:
BETHEL ASSEMBLY OF GOD
200 CHASE DRIVE
PORTSMOUTH, NH 03801

PROJECT:
MIXED-USE DEVELOPMENT SITE
200 CHASE DRIVE
PORTSMOUTH, NH
ASSESSOR'S PARCEL
210-2

TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
D.6



LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070 - 1080)

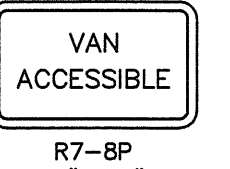
SIGN DETAILS NOT TO SCALE



R1-1
30" (DRIVEWAY)
36" (HOOVER DR)

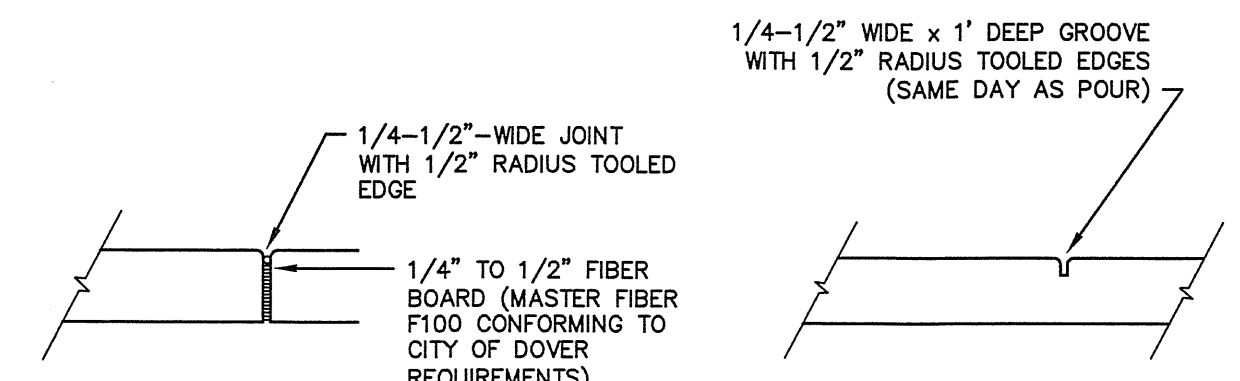


R7-8
12" x 18"

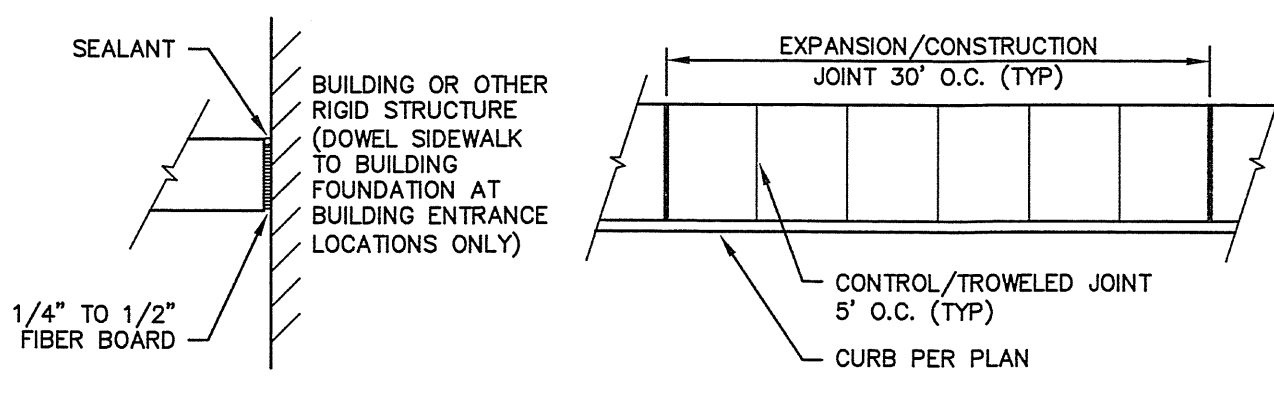


R7-BP
18" x 9"

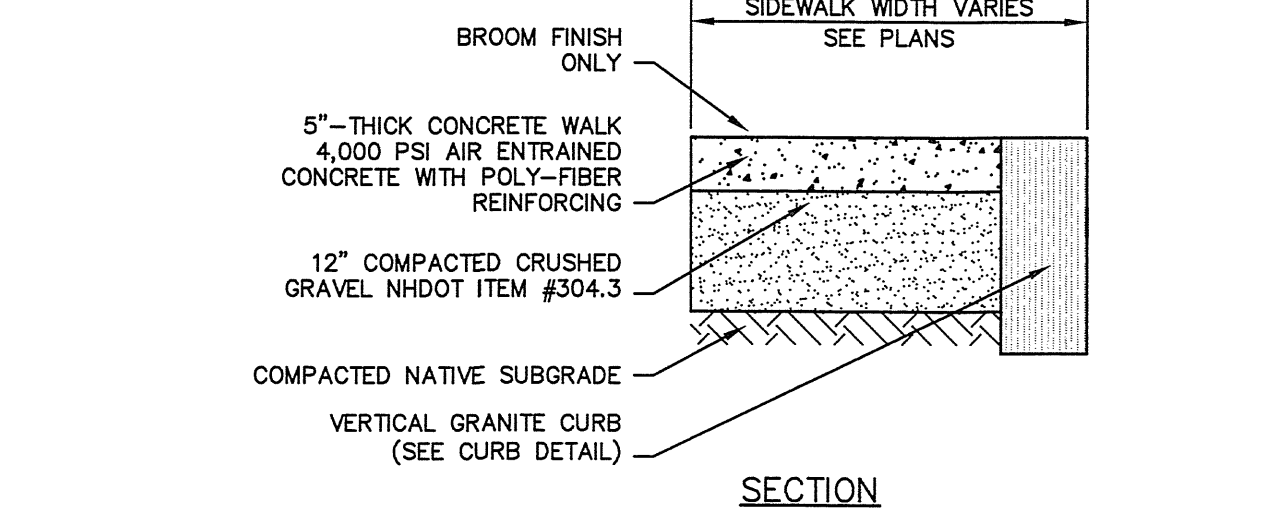
NOTES:
 1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



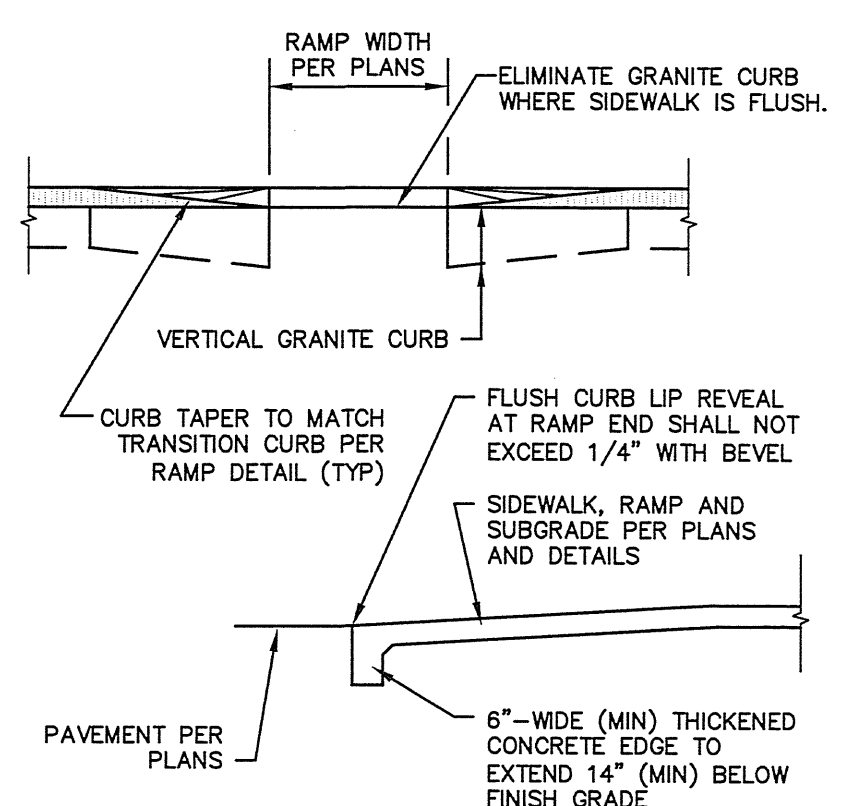
EXPANSION/CONSTRUCTION JOINT CONTROL/TROWELED JOINT



ISOLATION JOINT

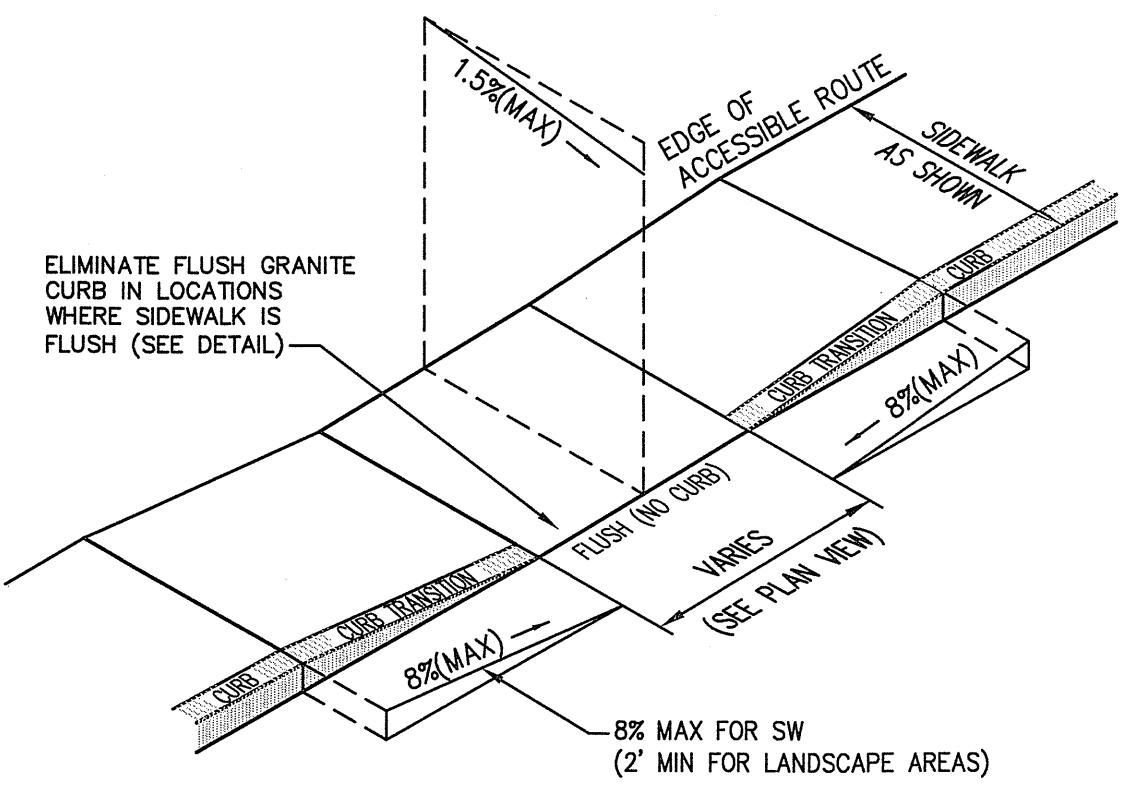


CONCRETE SIDEWALK DETAIL NOT TO SCALE

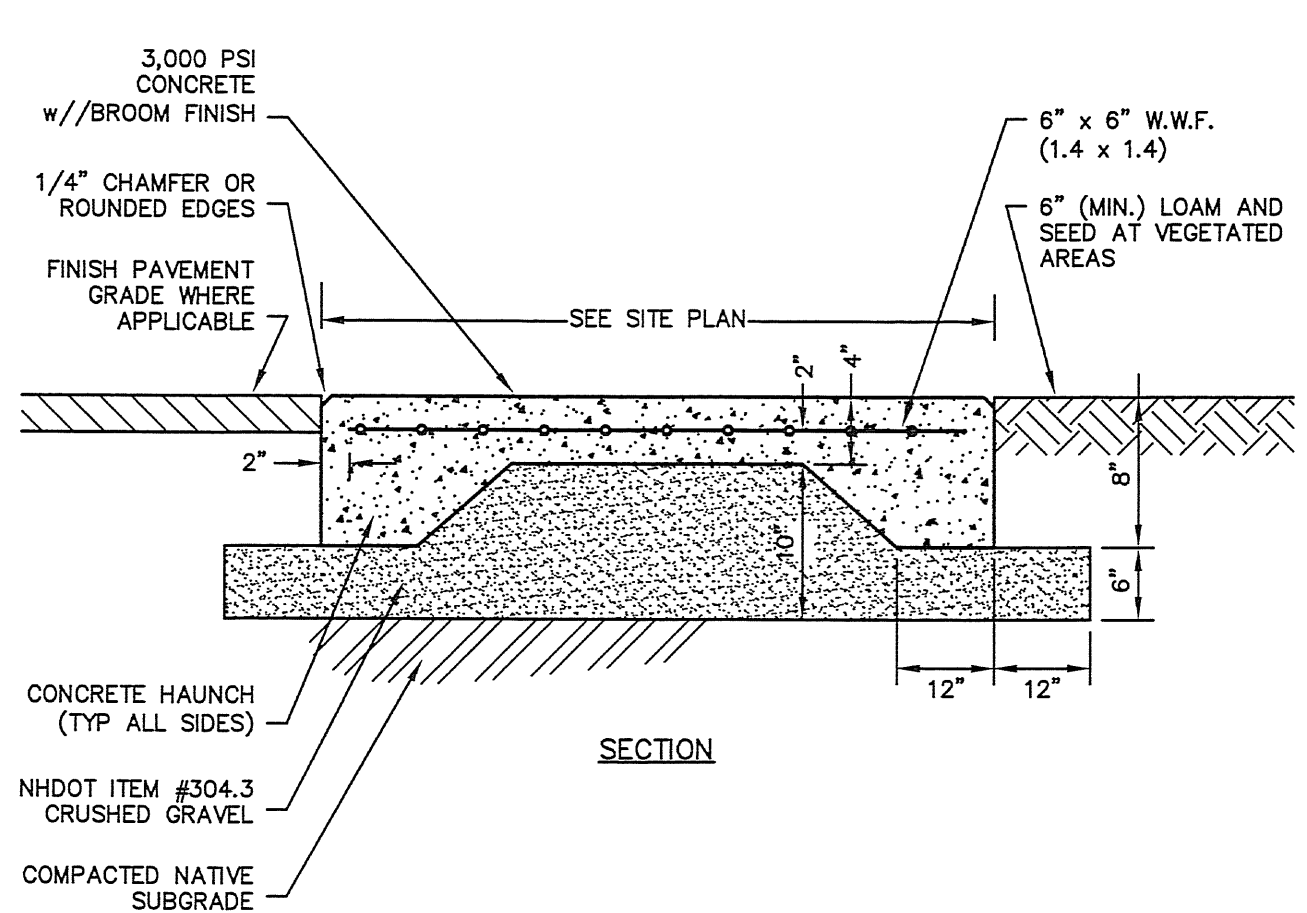
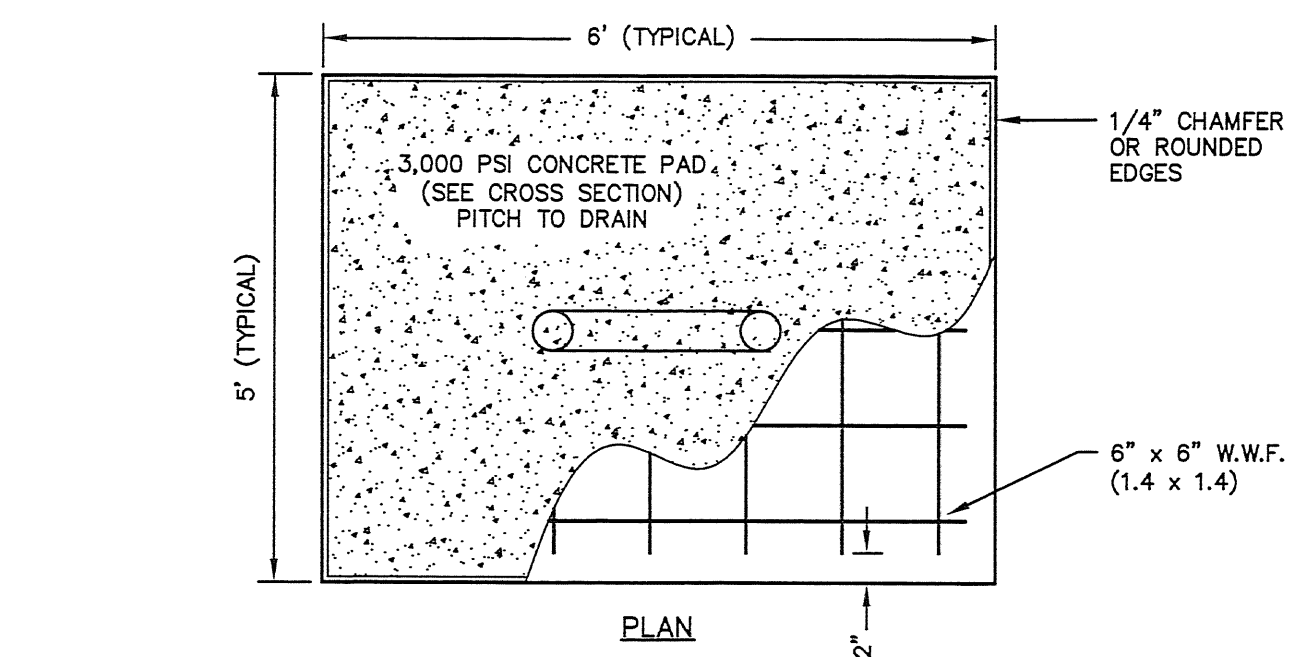


FLUSH CURB AT RAMP DETAIL NOT TO SCALE

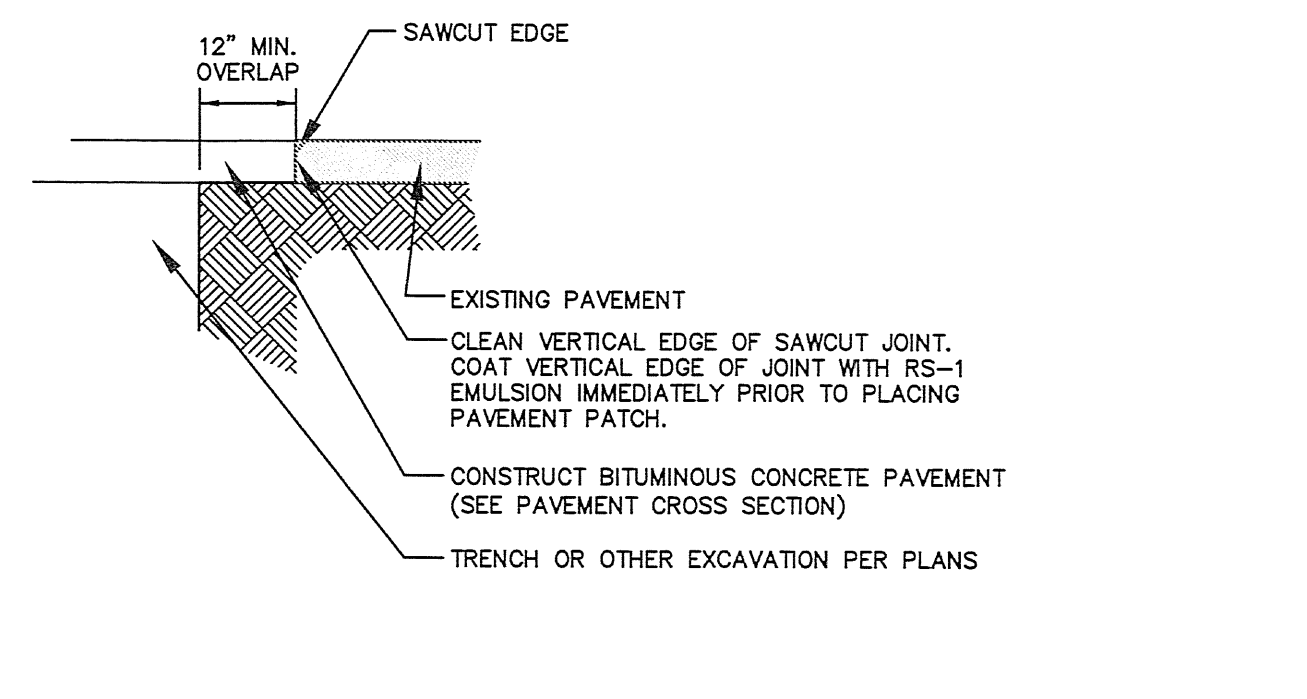
ADDITIONAL NOTES APPLICABLE TO ALL CURB RAMP:
 1. ALL CURB RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND ALL APPLICABLE CODES.
 2. THE MAXIMUM ALLOWABLE CROSS SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 2%.
 3. THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 4. THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8.3% FOR A MAXIMUM ELEVATION CHANGE OF 6".
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT THE PONDING OF WATER.
 7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
 8. FLUSH CURB SECTIONS SHALL HAVE A MAXIMUM LIP REVEAL OF 1/4" WITH A BEVEL AT THE EDGE OF PAVEMENT.
 9. EDGES OF SIDEWALK FOOTINGS ALONG FLUSH CURBS SHALL BE HAUNCHED SO AS TO EXTEND TO A MINIMUM DEPTH OF 1" BELOW FINISH GRADE.
 10. NO RAMP SHALL BE LESS THAN 4' IN WIDTH.
 11. CURB RAMP SHALL HAVE A FLAT 2% MAX LANDING AT THE TOP AND BOTTOM OF THE RAMP WHEN THERE IS A CHANGE IN DIRECTION.



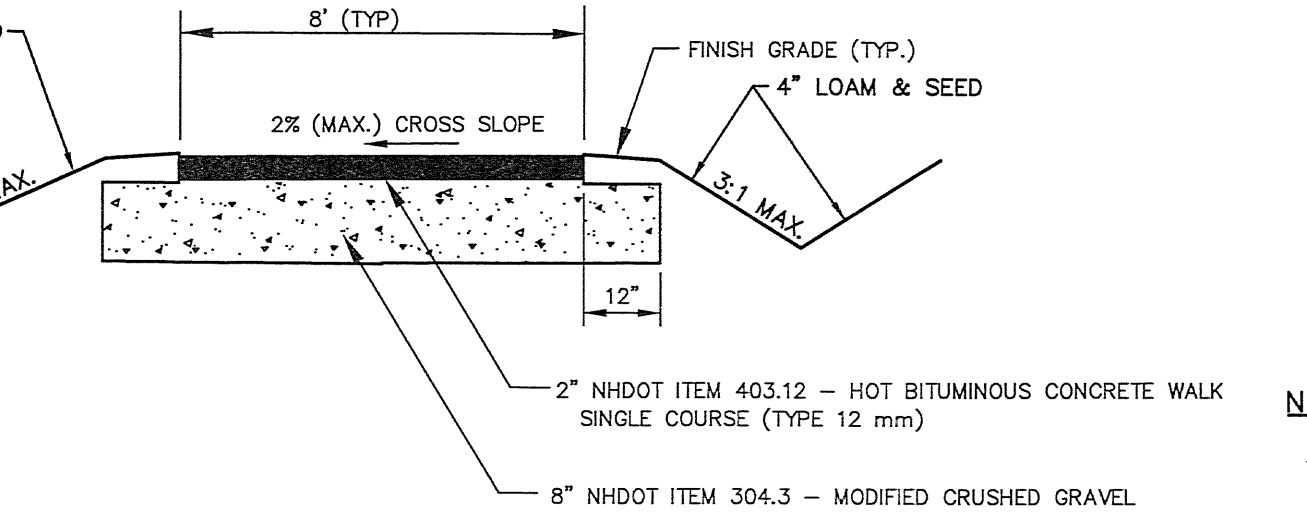
CURB RAMP NOT TO SCALE



BICYCLE RACK PAD NOT TO SCALE



TYPICAL PAVEMENT SAWCUT NOT TO SCALE



BITUMINOUS CONCRETE SIDEWALK NOT TO SCALE

APPROVED BY THE PORTSMOUTH PLANNING BOARD
 CHAIRMAN _____ DATE _____

ENGINEER:

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

ISSUED FOR: **DESIGN REVIEW**
 ISSUE DATE: **JUNE 26, 2019**

REVISIONS
 NO. DESCRIPTION BY DATE
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DRAWN BY: _____ CDB
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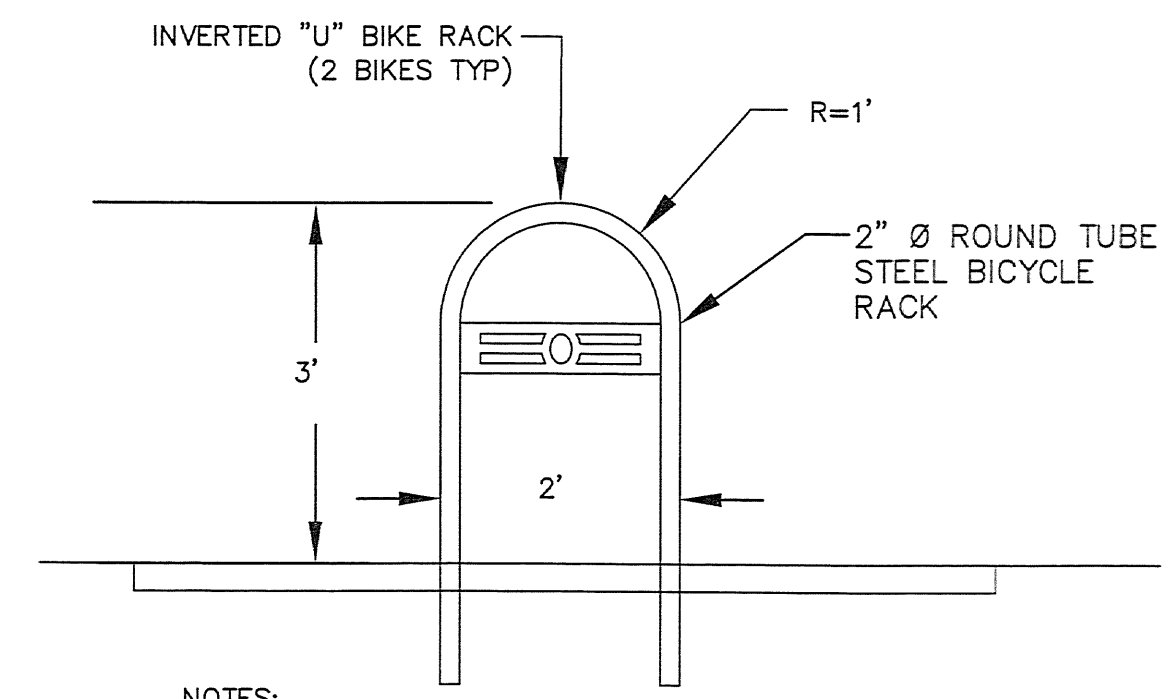
SCALE:
NOT TO SCALE

OWNER/APPLICANT:
**BETHEL ASSEMBLY OF GOD
 200 CHASE DRIVE
 PORTSMOUTH, NH 03801**

PROJECT:
**MIXED-USE DEVELOPMENT SITE
 200 CHASE DRIVE
 PORTSMOUTH, NH
 ASSESSOR'S PARCEL 210-2**

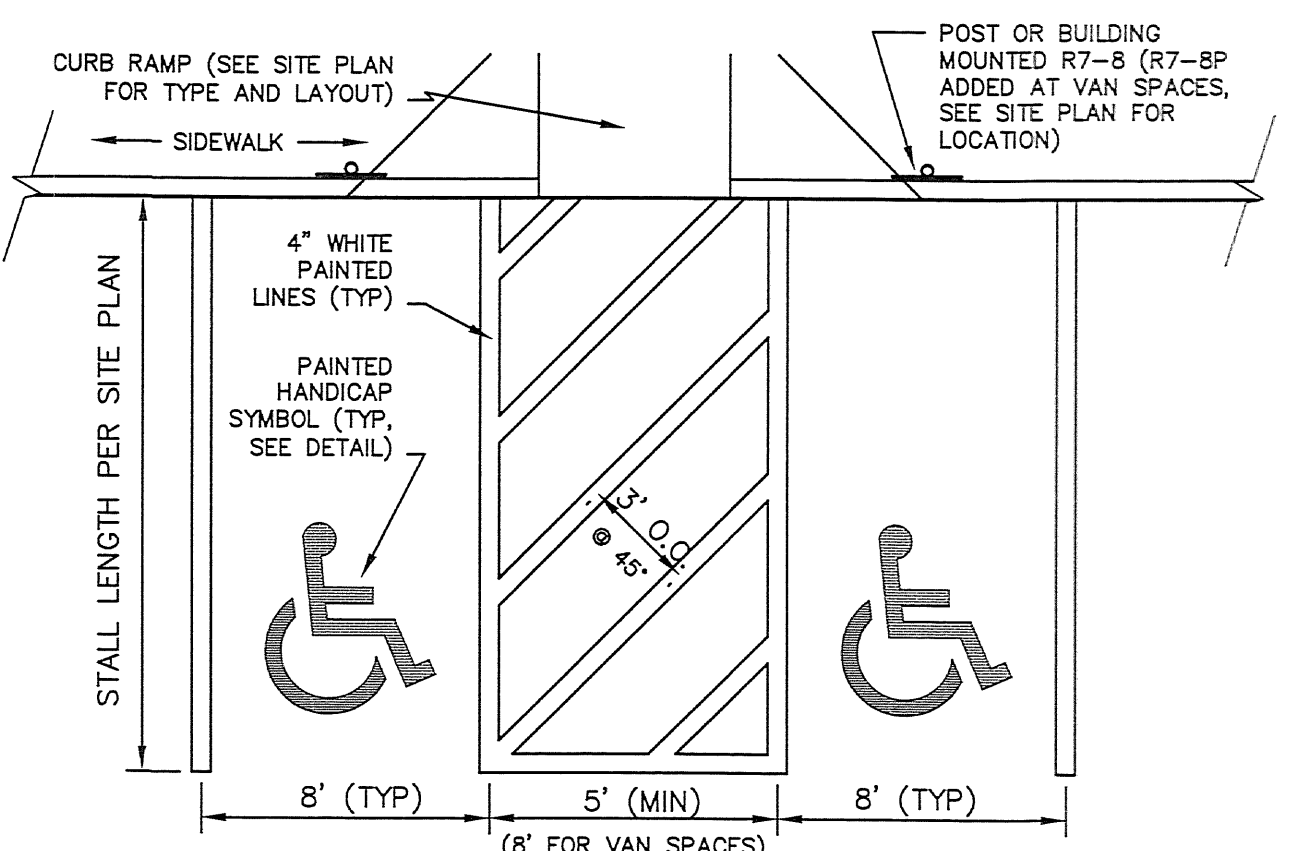
TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
D.7

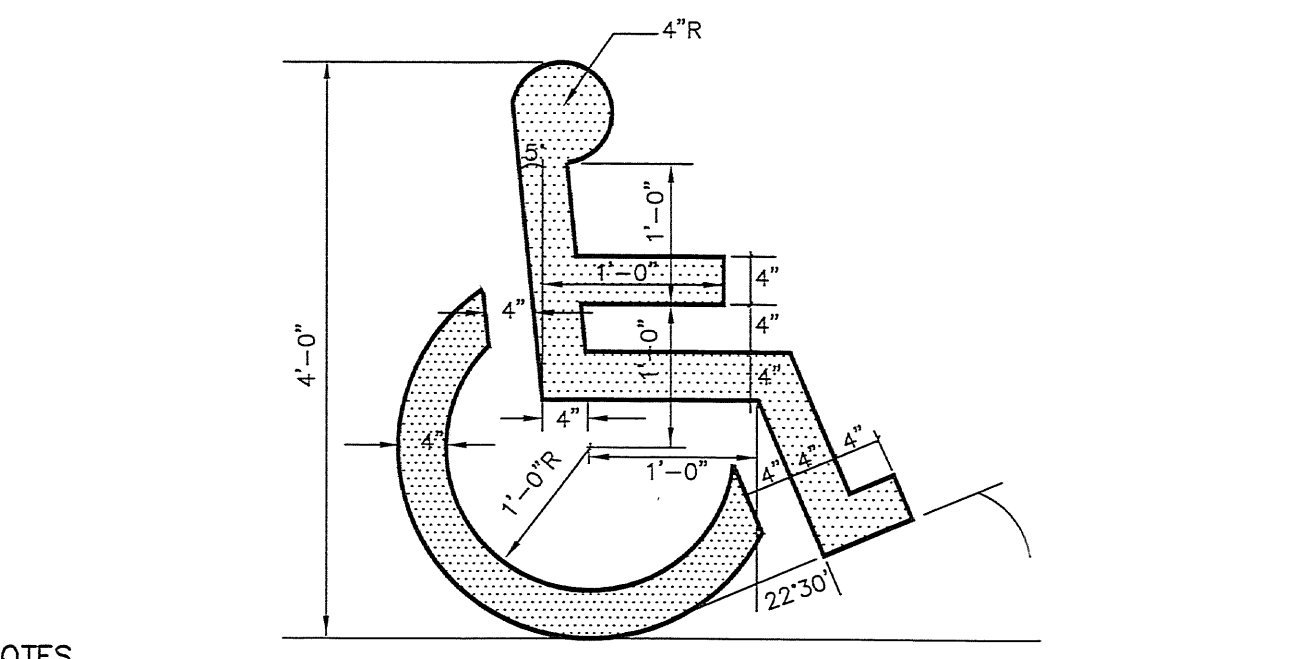


NOTES:
 1. INSTALL BICYCLE RACK IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. DETAIL DEPICTS IN-GROUND MOUNT. USE SURFACE MOUNT BICYCLE RACK FOR INSTALLATIONS ON CONCRETE PADS.
 3. SEE SITE PLAN FOR FINAL CONCRETE PAD SIZE. PROVIDE SEVEN BIKE RACKS FOR 2 BICYCLES AND A MINIMUM OF 1.5 FEET TO EDGE OF CONCRETE PAD.

BICYCLE RACK DETAIL NOT TO SCALE



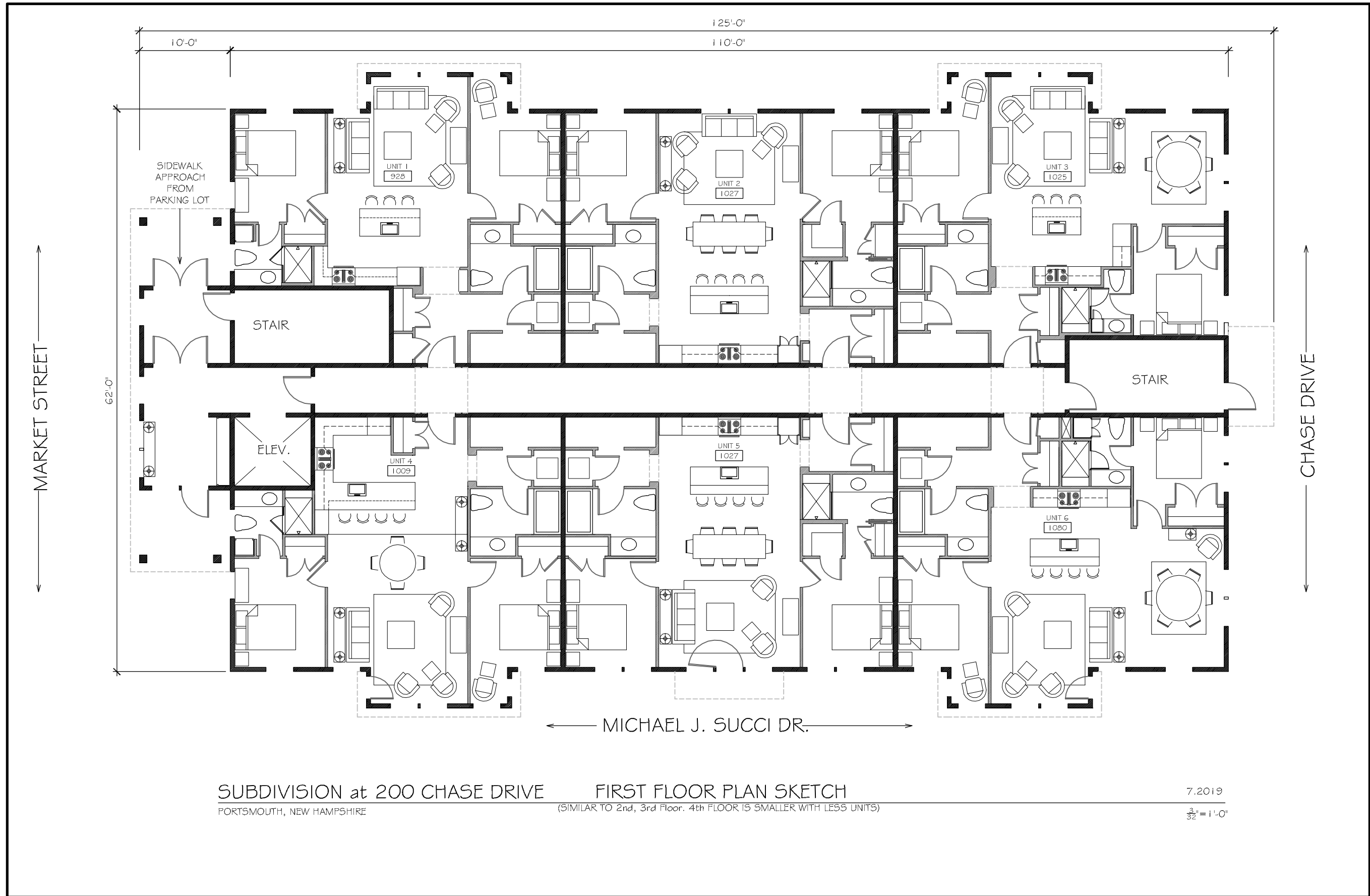
PARKING STALL LAYOUT NOT TO SCALE



NOTES:
 1. SYMBOL TO BE PAINTED IN ALL HANDICAPPED ACCESSIBLE SPACES IN WHITE PAINT (BLUE-PAINTED SQUARE BACKGROUND OPTIONAL).

PAINTED ADA SYMBOL NOT TO SCALE

P-4950



SUBDIVISION at 200 CHASE DRIVE
 PORTSMOUTH, NEW HAMPSHIRE

FIRST FLOOR PLAN SKETCH
 (SIMILAR TO 2nd, 3rd Floor. 4th FLOOR IS SMALLER WITH LESS UNITS)

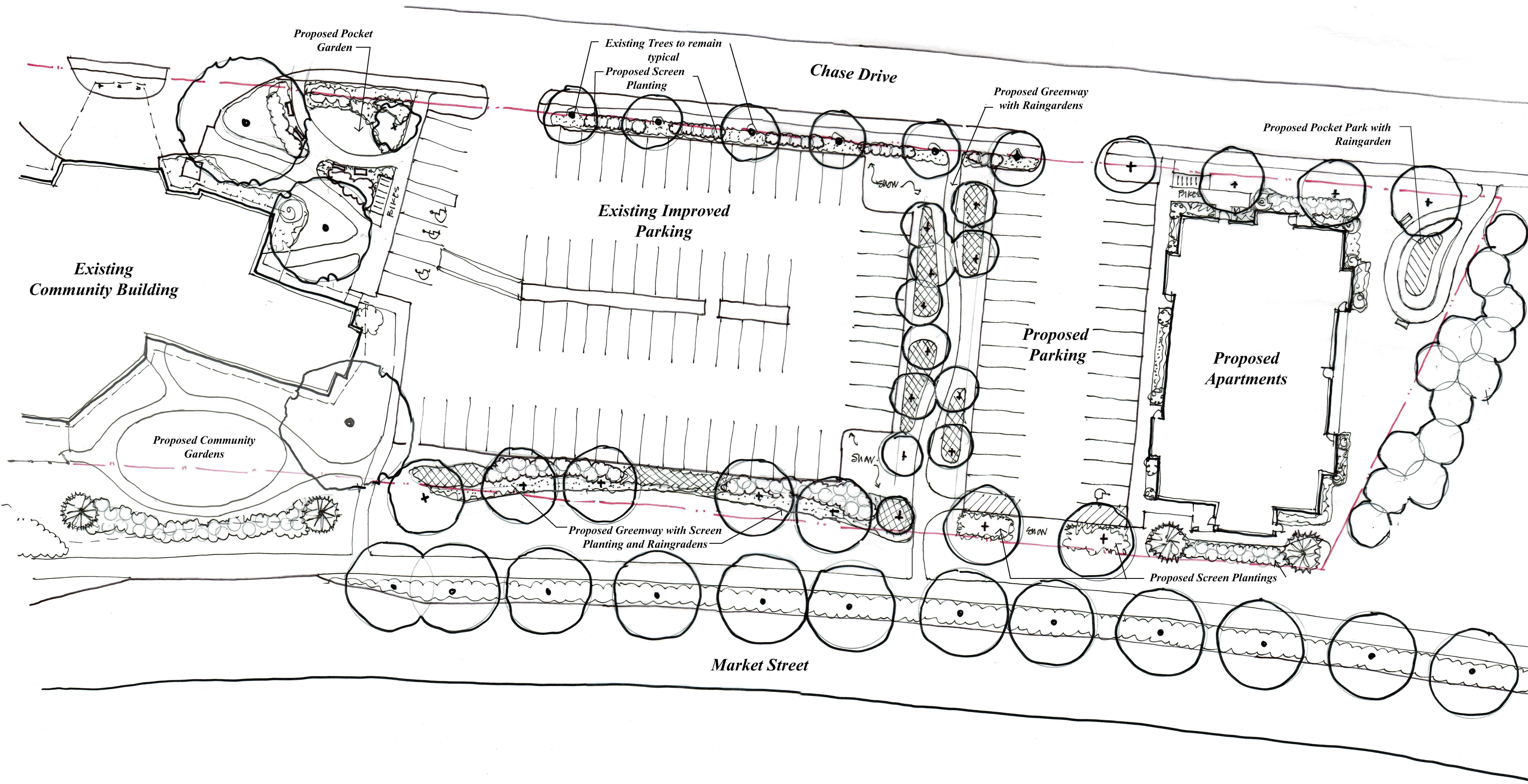
7.2019
 $\frac{3}{32}'' = 1'-0''$



200 Chase Ave, Portsmouth, NH
June 2019

Artist Renderings of Michael Succi Drive Elevation





Drawn By:	RW
Checked By:	RW
Scale:	scale
Date:	2019-07-15
Revisions:	2019-07-18