

# Chase Drive Gateway Development Site Subdivision and Site Plan Review

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

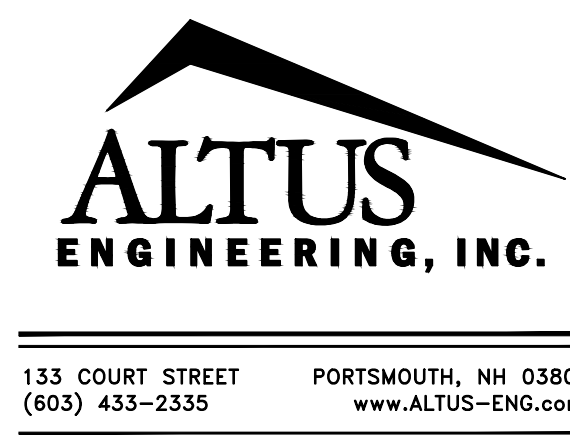
*Owner:*

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:*



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9292  
Fax (603) 436-2315

*Landscape Architect:*



Landscape Architecture, LLC

103 Kent Place  
Newmarket, NH 03857  
Tel 603.659.5949  
Fax: 603.659.5939

NOVEMBER 18, 2019 Issued: PLANNING BOARD APPROVAL

APPROVED BY THE PORTSMOUTH PLANNING BOARD

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CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

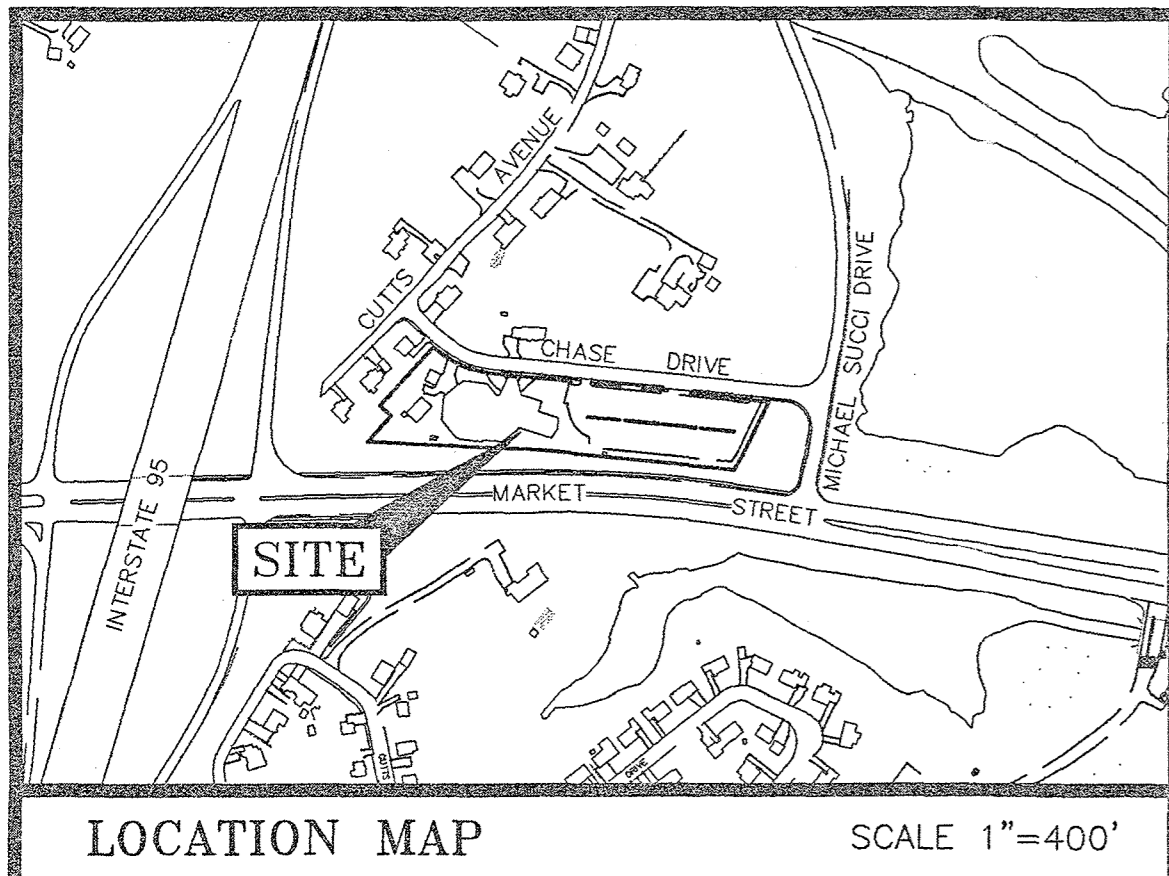


Locus Map  
Scale: Not to Scale

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- Existing Conditions Plans (by Ambit Engineering, Inc.)
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- Grading and Drainage Plan
- Sediment & Erosion Control Plan
- Utilities Plan
- Community Space Plan
- Overall Site Landscape Plan and Details
- Landscape Plan
- Site Lighting Plan
- Erosion Control Notes & Details
- Construction Details
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- Construction Details
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C.3	4	11/18/19
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C.4	4	11/18/19
C.5	4	11/18/19
C.6	2	11/18/19
C.7	2	11/18/19
C.8	2	11/18/19
C.9	4	11/18/19
L-1	2	11/18/19
L-2	2	11/18/19
1 of 1	2	10/15/19
D.1	2	11/18/19
D.2	1	09/16/19
D.3	1	09/16/19
D.4	2	10/18/19
D.5	2	11/18/19
D.6	3	11/18/19
D.7	2	11/18/19
3 Sheets	1	10/19
4 Sheets	1	10/19
1 of 1	0	06/19

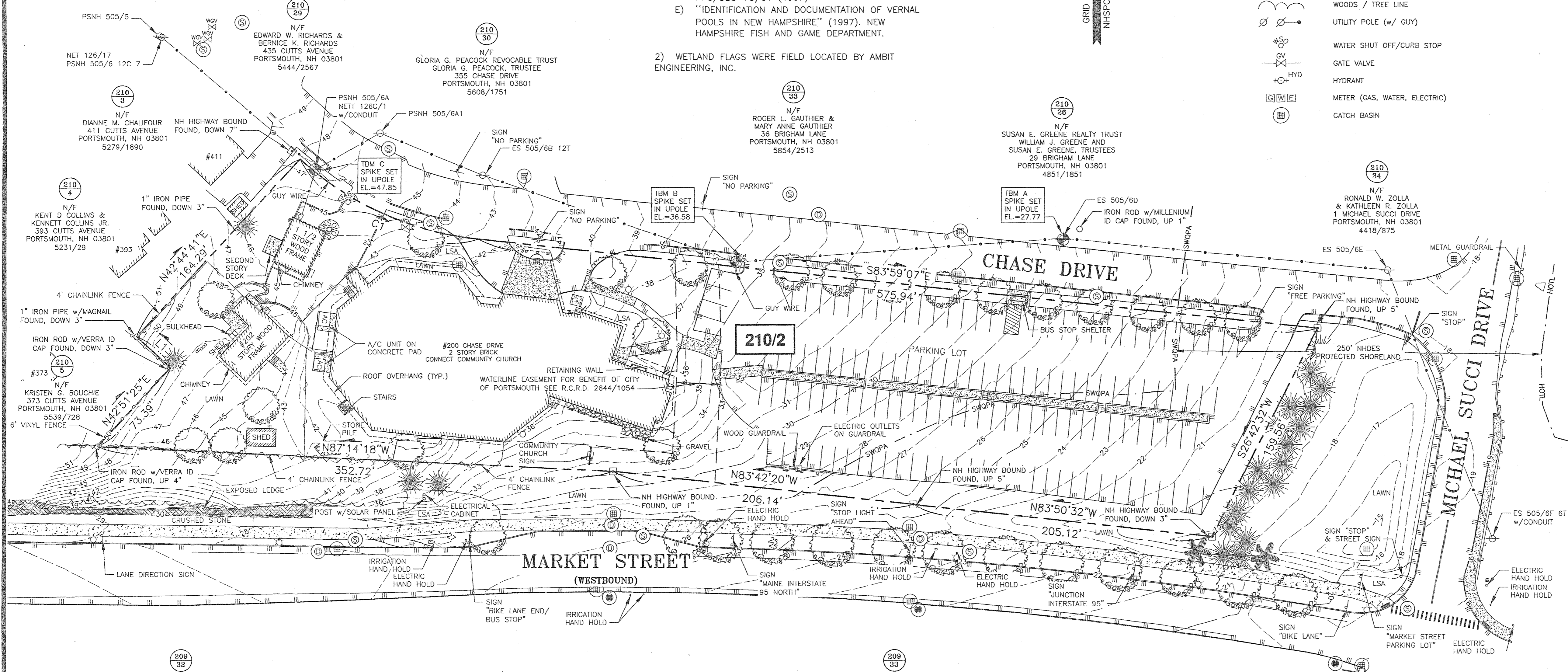
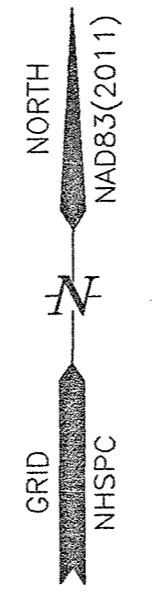


**PLAN REFERENCE:**  
 1) LOT LINE ADJUSTMENT PLAN 200 CHASE DRIVE & 373 CUTTS AVENUE PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 210-2 & 210-5 FOR KRISTEN G. BOUCHIE & THE BETHEL ASSEMBLY OF GOD. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED MAY 23, 2013, FINAL REVISION DATE JUNE 25, 2013. R.C.R.D. 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. NEIWPCC 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**
- N/F
  - RP
  - RCRD
  - (11/21)
  - RR SPK FND
  - IR FND
  - IP FND
  - DH FND
  - NHFB FND
  - TB FND
  - BND w/DH
  - ST BND w/DH
  - RR SPK SET
  - IR SET
  - IP SET
  - DH SET
  - BND w/DH
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  - RAILROAD SPIKE FOUND/SET
  - IRON ROD FOUND/SET
  - IRON PIPE FOUND/SET
  - DRILL HOLE FOUND/SET
  - NHDOT BOUND FOUND
  - TOWN BOUND FOUND
  - BOUND w/ DRILL HOLE
  - 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



- 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.**

NO.	DESCRIPTION	DATE
2	REVISE PER COMMENTS	2/17/19
1	PLAN UPDATE	2/11/19
0	ISSUED FOR COMMENT	8/6/18

**REVISIONS**

**LENGTH TABLE**

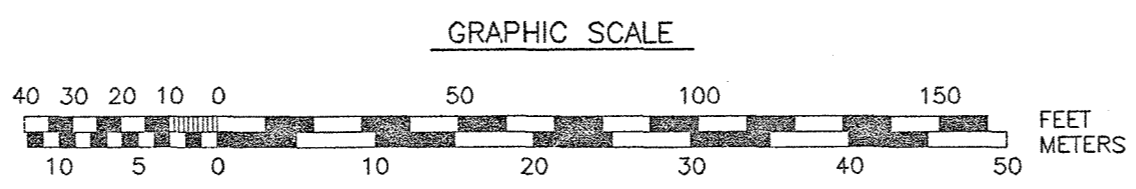
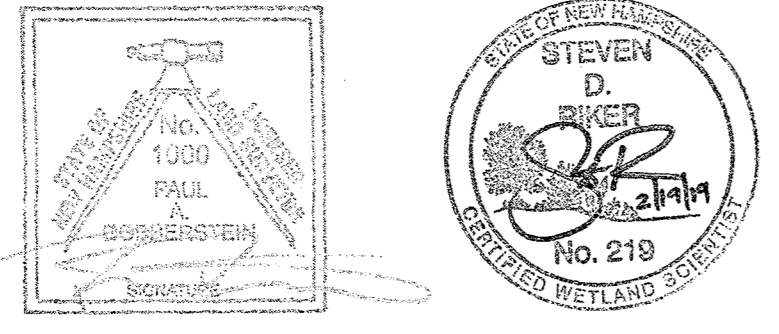
LINE	BEARING	DISTANCE
L1	N47°21'20"W	31.46'

**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."

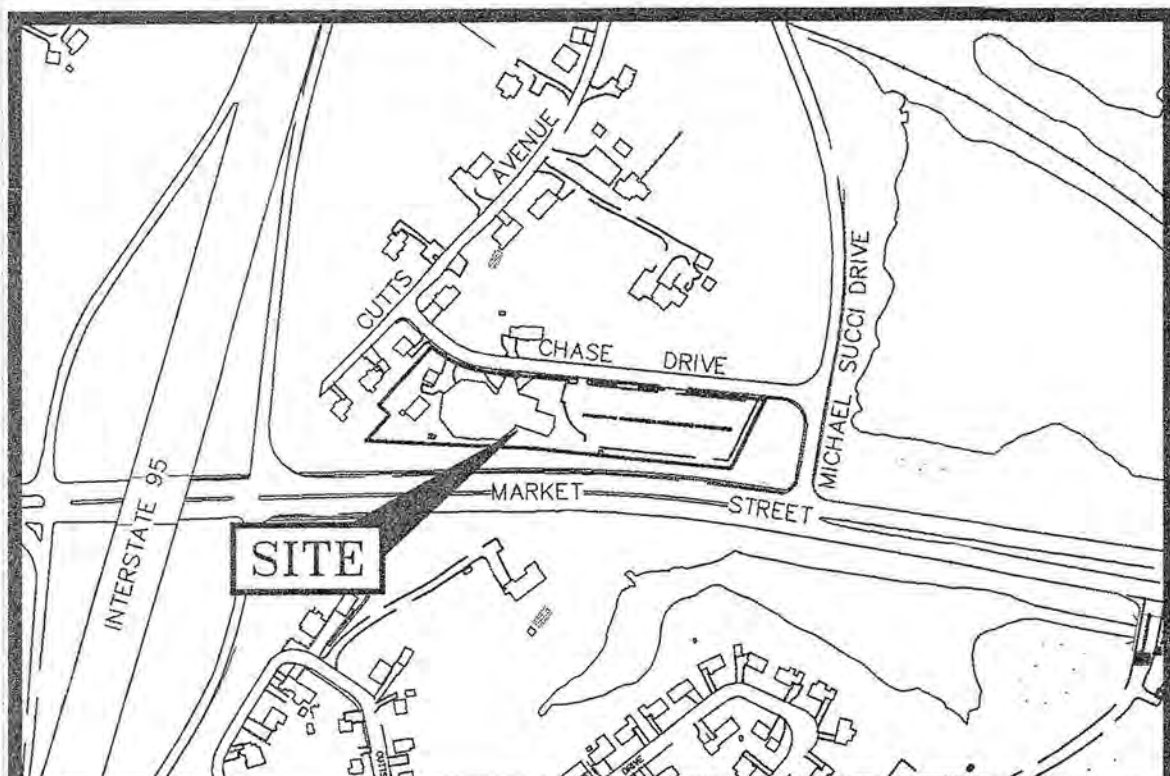
PAUL A DOBBERSTEIN, LLS  
 DATE



SCALE 1" = 40' AUGUST 2018

**EXISTING CONDITIONS PLAN**

C1



LOCATION MAP SCALE 1"=400'

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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)	15" RCP (CB 3377) 6" CMP (SW)
SMH 982	27.65	19.21 (PER DPW)	15" RCP (CB 3374)
SMH 983	26.00	17.53	10" VCP (SMH 983)
SMH 984	23.60	17.51 15.54 15.49	10" VCP (SMH 984) 10" CI (SMH 983) 10" CI (SMH 985)
SMH 985	18.36	12.66 9.36 9.32	10" CI (CLEANOUT FOR OUTSIDE DROP FROM SMH 984) 10" CI (SMH 984) 15" CI (SMH 1017)
SMH 1017	18.09	10.93 10.45 10.41	8" VCP (SMH 1018) 15" VCP (SMH 1016) 15" CI (SMH 985)
SMH 1018	26.75	20.10 20.08	8" VCP (SMH 1019)
SMH 1019	34.84	28.94 28.40 28.34	8" PVC (SMH 5489) 8" VCP (SMH 1020) 8" VCP (SMH 1018)
SMH 1020	44.81	34.87 34.85	8" VCP (SMH 1021)
SMH 1021	45.92	36.65 36.59	8" VCP (SMH 1022)
SMH 1022	52.54	40.29 (PER DPW)	-(FROM SW) -(SMH 1021)
SMH 5489	38.42	31.82 31.76	8" PVC (SMH 5488) 8" PVC (SMH 1019)

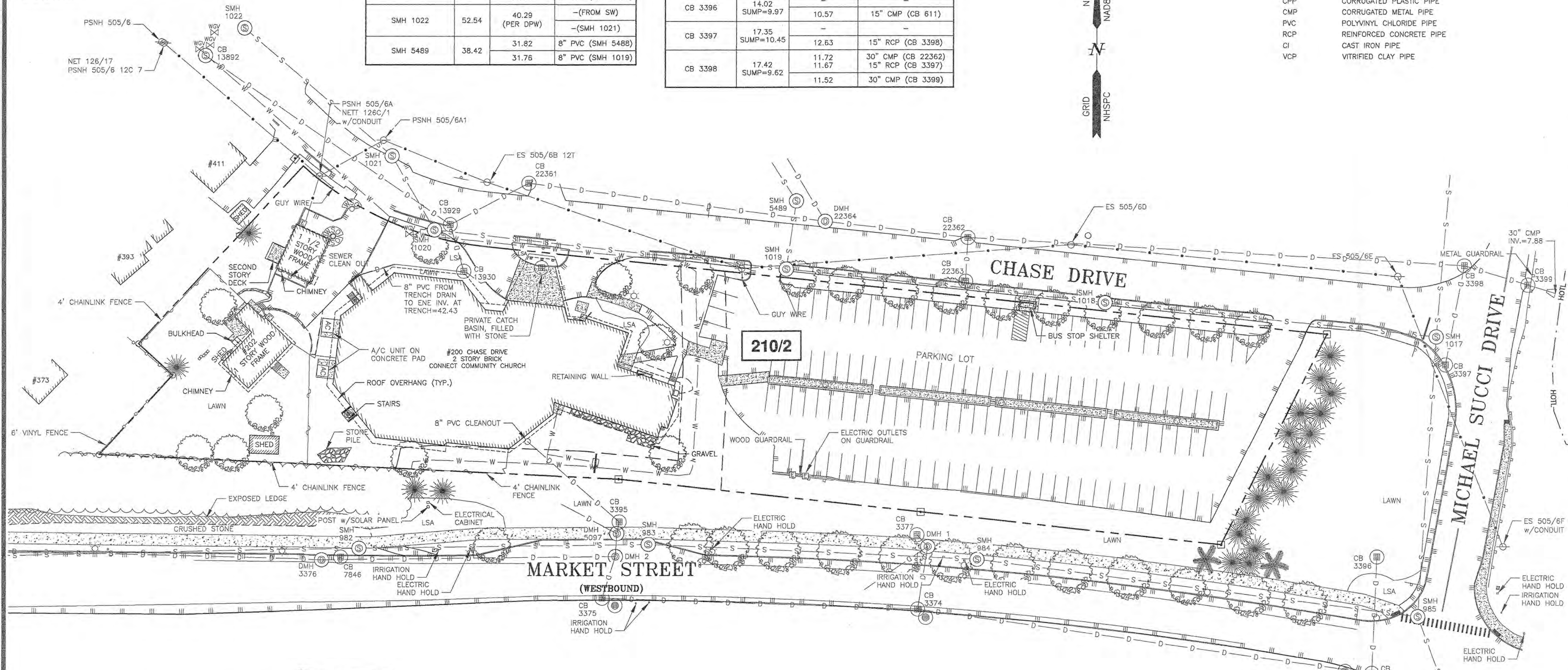
DRAIN STRUCTURE TABLE			
STRUCTURE	RIM ELEV.	INV. ELEV. IN INV. ELEV. OUT	PIPE SIZE & TYPE (FROM/TO)
DMH 1 (NO DPW #)	23.97 SUMP=12.27	17.67 13.74	15" CPP (CB 3377) 6" CMP (SW)
DMH 2 (NO DPW #)	25.85	-	-
DMH 3376	27.11	-	-
DMH 5097	26.78	21.78 21.53	8" PVC (WNW) 12" CPP (CB 3395)
DMH 22364	34.02 SUMP=26.82	29.82 27.19	15" CPP (DMH 22365) 30" CMP (CB 22361)
DMH 22364	34.02 SUMP=26.82	27.02	30" CPP (CB 22362)
CB 611	17.91	-	-
CB 3374	22.36	-	-
CB 3375	24.88	-	-
CB 3377	23.85 SUMP=15.25	18.00± (OIL SEPARATOR)	15" CPP (DMH 1)
CB 3395	26.55	-	(CANNOT OPEN - FROZEN & FULL INLET BAG)
CB 3396	14.02 SUMP=9.97	10.57	15" CMP (CB 611)
CB 3397	17.35 SUMP=10.45	12.63	15" RCP (CB 3398)
CB 3398	17.42 SUMP=9.62	11.72 11.67 11.52	30" CMP (CB 22362) 15" RCP (CB 3397) 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 SUMP=8.62	9.62	30" CMP (CB 3398)
CB 7846	26.97	-	-
CB 13892 (DMH w/SEWER COVER)	51.00	-	-
CB 13929	43.86 SUMP=36.36	37.16 36.80	8" PVC (CB 13930) 30" RCP (CB 13892)
CB 13930	40.70	36.76	30" RCP (CB 22361)
CB 22361	40.92 SUMP=32.52	35.32	30" RCP (CB 13929)
CB 22362	29.79 SUMP=22.29	24.49 23.54	15" RCP (CB 22363) 30" CMP (DMH 22364)
CB 22363	29.81 SUMP=22.21	23.29	30" CMP (CB 3398)
CB 22363	29.81 SUMP=22.21	24.76	15" RCP (CB 22362)

**LEGEND:**

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- HYD
- METER (GAS, WATER, ELECTRIC)
- CATCH BASIN
- CPP
- CMP
- PVC
- RCP
- CI
- VCP
- NOW OR FORMERLY RECORD OF PROBATE ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
- 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
- NHIDES 250' PROTECTED SHORELAND
- HIGHEST OBSERVABLE TIDE LINE



**AMBIT ENGINEERING, INC.**  
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- 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.
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  - 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').

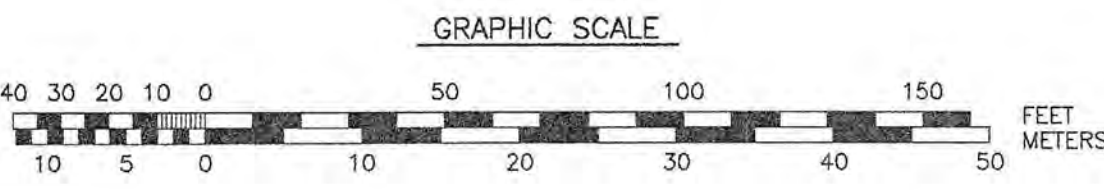
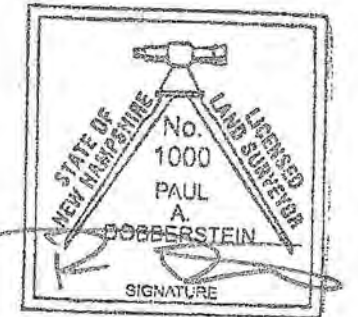
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PORTSMOUTH, N.H.

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1	REVISE PER COMMENTS	2/17/19
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REVISIONS		
NO.	DESCRIPTION	DATE

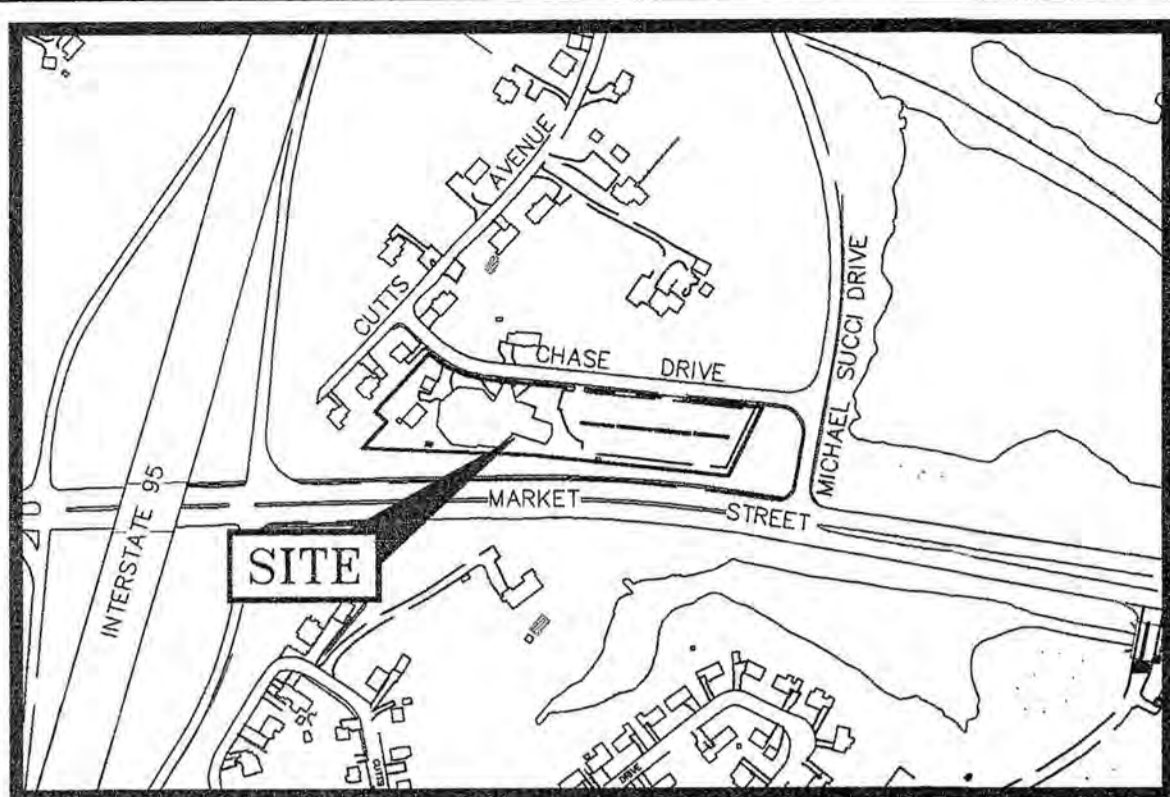
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2/14/2019  
PAUL A. DOBBERSTEIN, LLS  
DATE



SCALE 1" = 40' FEBRUARY 2019

EXISTING UTILITIES PLAN C2



LOCATION MAP

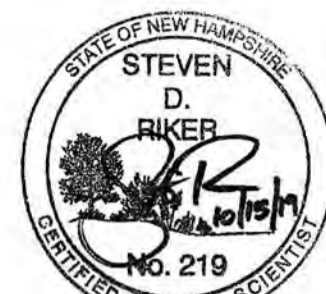
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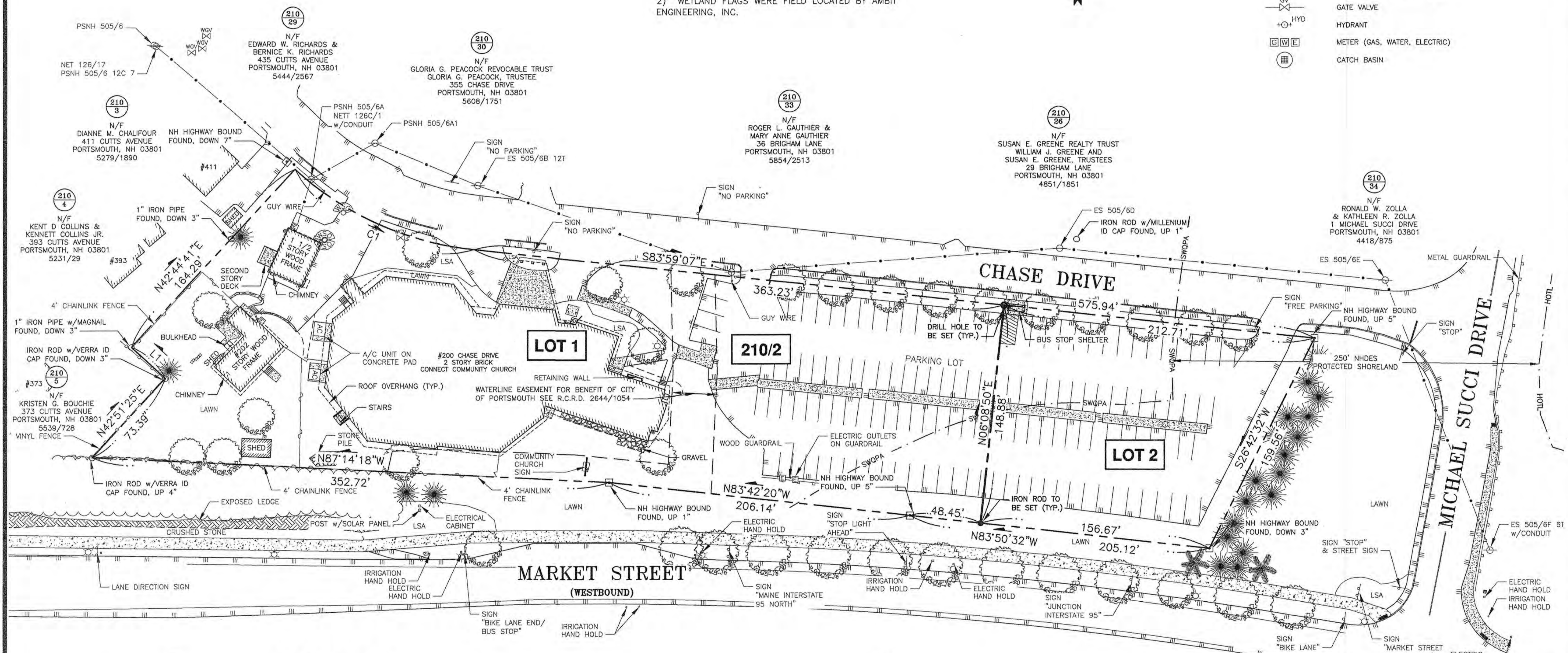
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- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 8/3/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
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- 2) WETLAND FLAGS WERE FIELD LOCATED BY AMBIT ENGINEERING, INC.



**LEGEND:**

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- N/F
  - RP
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  - RR SPK FND
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  - CATCH BASIN
  - NOW OR FORMERLY RECORD OF PROBATE
  - ROCKINGHAM COUNTY REGISTRY OF DEEDS MAP 11 / LOT 21
  - RAILROAD SPIKE FOUND/SET
  - IRON ROD FOUND/SET
  - IRON PIPE FOUND/SET
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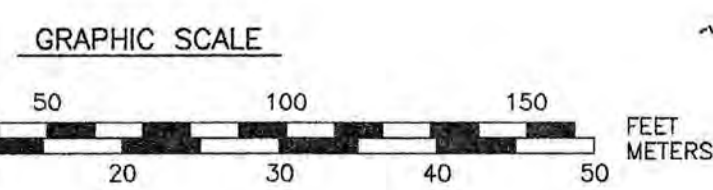


**LENGTH TABLE**

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"



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- 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 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.  
PROPOSED LOT 1: 89,054 S.F., 2.0444 ACRES.  
PROPOSED LOT 2: 27,537 S.F., 0.6322 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 SUBDIVISION OF TAX MAP 210 LOT 2 IN THE CITY OF PORTSMOUTH INTO TWO LOTS.

NO.	DESCRIPTION	DATE
2	REVISE PROPOSED BOUNDARY LINE LOCATION	10/12/19
1	REVISE PROPOSED BOUNDARY LINE LOCATION	9/12/19
0	ISSUED FOR COMMENT	8/6/18

**SUBDIVISION PLAN**  
**TAX MAP 210 - LOT 2**  
OWNER:  
**BETHEL ASSEMBLY OF GOD**  
200 CHASE DRIVE  
CITY OF PORTSMOUTH  
STATE OF NEW HAMPSHIRE

"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: 10/15/2019

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 CHURCH AND TWO SINGLE FAMILY RESIDENTIAL BUILDINGS. THE INTENT IS TO DIVIDE THE LOT TO CREATE A NEW LOT OR CONDOMINIUM UNIT. THE NEW LOT/UNIT WILL CONSTRUCT A NEW 22 UNIT APARTMENT BUILDING PER SECTION 10.5B34.40. THE ENTIRE LOT 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).
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, A CERTIFIED ARBORIST SHALL REVIEW THE AREA OF CONSTRUCTION AND TREES SELECTED TO REMAIN WITH THE LANDSCAPE ARCHITECT AND THE CONTRACTOR'S PROJECT MANAGER. SPECIFIC MONETARY VALUE OF THE TREES TO REMAIN SHALL BE DETERMINED AND DOCUMENTED FOR. ARBORIST SHALL MAKE RECOMMENDATIONS FOR PRESERVATION RECOMMENDATIONS BEYOND THOSE CALLED OUT IN THE DRAWINGS, TREE PRESERVATION PLANS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, PRUNING, ROOT PRUNING, PRE-FERTILIZATION AND THE LIKE.
- ALL EXCAVATION WITHIN THE DRIP LINE OF EXISTING TREES TO BE DONE WITH AN AIR SPADE. ANY ROOTS WHICH REQUIRE REMOVAL SHALL BE CUT CLEANLY WITH A SHARP TOOL. EXPOSED ROOTS IN EXCAVATED AREAS SHALL NOT BE ALLOWED TO DRY OUT.
- TREES TO REMAIN WITHIN THE CONSTRUCTION ZONE SHALL BE PROTECTED FROM DAMAGE FOR THE DURATION OF THE PROJECT BY WEIGHTED CHAIN-LINK FENCE AT THE DRIP LINE OR OTHER SUITABLE MEANS OF PROTECTION TO BE APPROVED BY LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE. FENCE SHALL BE LOCATED AT THE DRIP LINE AT A MINIMUM AND SHALL INCLUDE ANY AND ALL SURFACE ROOTS. DO NOT FILL OR MULCH ON THE TRUNK FLARE. DO NOT DISTURB ROOTS. IN ORDER TO PROTECT THE INTEGRITY OF THE ROOTS, BRANCHES, TRUNK AND BARK OF THE TREE(S) NO VEHICLES OR CONSTRUCTION EQUIPMENT SHALL DRIVE OR PARK IN OR ON THE AREA WITHIN THE DRIP LINE(S) OF THE TREE(S). DO NOT STORE ANY REFUSE OR CONSTRUCTION MATERIALS OR PORTALETTS WITHIN THE TREE PROTECTION AREA.
- BUILDING HEIGHT MEASURED FROM AVERAGE GRADE MEASURED 6 FT OFF OF BUILDING EVERY 5 FOOT INTERVAL. BUILDING HEIGHT FROM FINISHED FLOOR TO ROOF TOP IS 43'-8". AVERAGE GRADE AROUND PERIMETER OF BUILDING IS 1 FOOT BELOW FINISHED FLOOR BASED ON PROPOSED GRADING.

**ZONING SUMMARY**

ZONING DISTRICT G2 (GATEWAY NEIGHBORHOOD MIXED USE CENTER)  
 TAX MAP 210, LOT 2  
 DEVELOPMENT SITE AREA 2.68± ACRES  
 PERMITTED USES MULTI-FAMILY GREATER THAN 8 UNITS  
 PLACE OF ASSEMBLY (EXISTING)  
 SINGLE FAMILY RESIDENTIAL (EXISTING)

**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	711.6 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%	24.25%
MINIMUM OPEN SPACE COVERAGE	20%	34.2%

MINIMUM COMMUNITY SPACE  
 20% REQUIRED 22.1% PROVIDED

No.	DESCRIPTION	AREA
1	GREENWAY #1	9,600 S.F.
2	GREENWAY #2	7,190 S.F.
3	GREENWAY #3	4,110 S.F.
4	GREENWAY #4	2,590 S.F.
5	GREENWAY (ENHANCEMENTS)	2,300 S.F.
	<b>TOTAL</b>	<b>25,790 S.F.</b>

**ZONING SUMMARY CONTINUED:**

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

MINIMUM LOT DEPTH	REQUIRED NR	PROVIDED
MINIMUM STREET FRONTAGE	50 FT	±149 FT

SETBACKS:  
 FRONT: MARKET STREET 10-30 FT 10.0 FT  
 CHASE STREET 10-30 FT 10.2± FT  
 MICHAEL SUCCI DRIVE 10-30 FT 10.2± FT

**BUILDING LOT USE:**

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

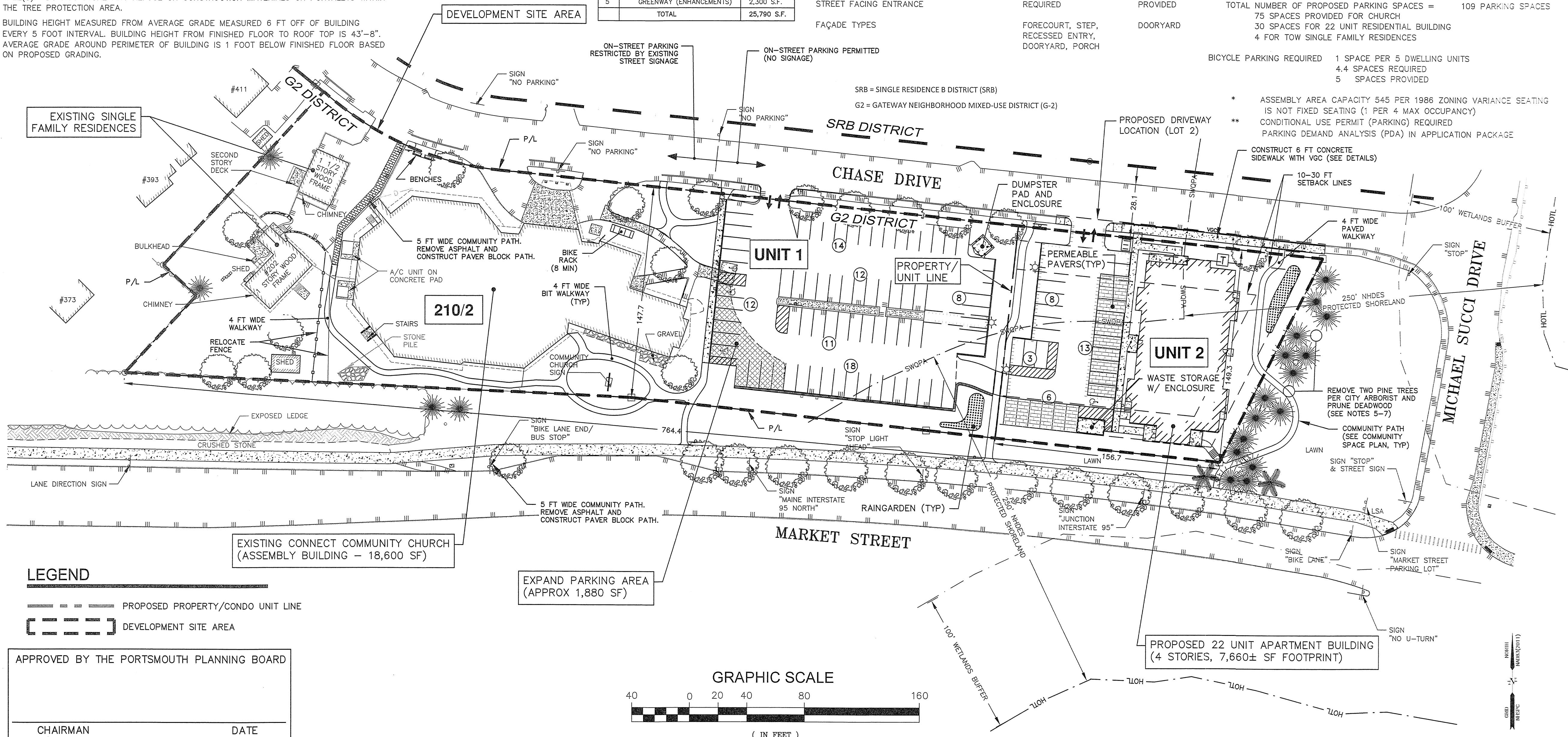
**DESIGN STANDARDS:**

MAXIMUM BUILDING HEIGHT -	50 FT	44'-8" (SEE NOTE 8)
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 (ENTIRE LOT)	50%	24.25%
MAXIMUM BUILDING FOOTPRINT	20,000 SF	7,660± SF 18,600± 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,	DOORYARD

**PARKING CALCULATIONS:**

EXISTING CHURCH BASED ON CURRENT ZONING REQUIREMENTS:	REQUIRED SPACES
ASSEMBLY (545 CAPACITY BY ZONING*) (1 STALL PER 4 OCCUPANTS)	136 SPACES
20% REDUCTION FOR BUS TRANSIT (10.5B82.10) MIN PARKING SPACES REQUIRED	109 SPACES REQUIRED
EXISTING RESIDENTIAL SINGLE FAMILY DWELLINGS	
TWO RESIDENTIAL HOMES	4 SPACES
PROPOSED 22 UNIT APARTMENT BUILDING (ALLOWED PER CURRENT ZONING REGULATIONS)	
NUMBER OF UNITS	22
PARKING SPACES	
1.3 SPACES PER UNIT	28.6 SPACES
VISITOR SPACES (1 PER 5 UNITS) SPACES REQUIRED	4.4 SPACES
20% REDUCTION FOR BUS TRANSIT (10.5B82.10) MIN PARKING SPACES REQUIRED	27 SPACES
TOTAL REQUIRED ON-SITE PARKING SPACES =	140 SPACES
SHARED USE DEMAND ANALYSIS	
BASED ON THE SHARED USE DEMAND ANALYSIS FOR THE WEEKEND DAY REQUIRED PARKING CHURCH (100%) =	109 SPACES
RESIDENTIAL 22 UNIT APARTMENT BUILDING AND TWO SINGLE FAMILY HOMES (80% OF 31)	25 SPACES
TOTAL NUMBER OF REQUIRED PARKING SPACES = (BASED ON ZONING REGULATIONS)	134 PARKING SPACES
TOTAL NUMBER OF PROPOSED PARKING SPACES =	109 PARKING SPACES
75 SPACES PROVIDED FOR CHURCH	
30 SPACES FOR 22 UNIT RESIDENTIAL BUILDING	
4 FOR TWO SINGLE FAMILY RESIDENCES	
BICYCLE PARKING REQUIRED	1 SPACE PER 5 DWELLING UNITS
	4.4 SPACES REQUIRED
	5 SPACES PROVIDED

\* ASSEMBLY AREA CAPACITY 545 PER 1986 ZONING VARIANCE SEATING IS NOT FIXED SEATING (1 PER 4 MAX OCCUPANCY)  
 \*\* CONDITIONAL USE PERMIT (PARKING) REQUIRED PARKING DEMAND ANALYSIS (PDA) IN APPLICATION PACKAGE



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

11/17/19

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**NOVEMBER 18, 2019**

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4	TAC COMMENTS	CDB	11/18/19

DRAWN BY: \_\_\_\_\_ CDB  
 APPROVED BY: \_\_\_\_\_ EDW  
 DRAWING FILE: 4880-SITE.DWG

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

OWNER:  
 BETHEL ASSEMBLY OF GOD  
 200 CHASE DRIVE  
 PORTSMOUTH, NH 03801  
 APPLICANT:  
 200 CHASE DRIVE, LLC  
 36 MAPLEWOOD AVE.  
 PORTSMOUTH, NH 03801

**CHASE DRIVE GATEWAY DEVELOPMENT SITE**  
 200 CHASE DRIVE  
 PORTSMOUTH, NH  
 ASSESSOR'S PARCEL 210-2

TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**C.3**

**LEGEND**

\* SEE SHEET C-1 FOR EXISTING FEATURES

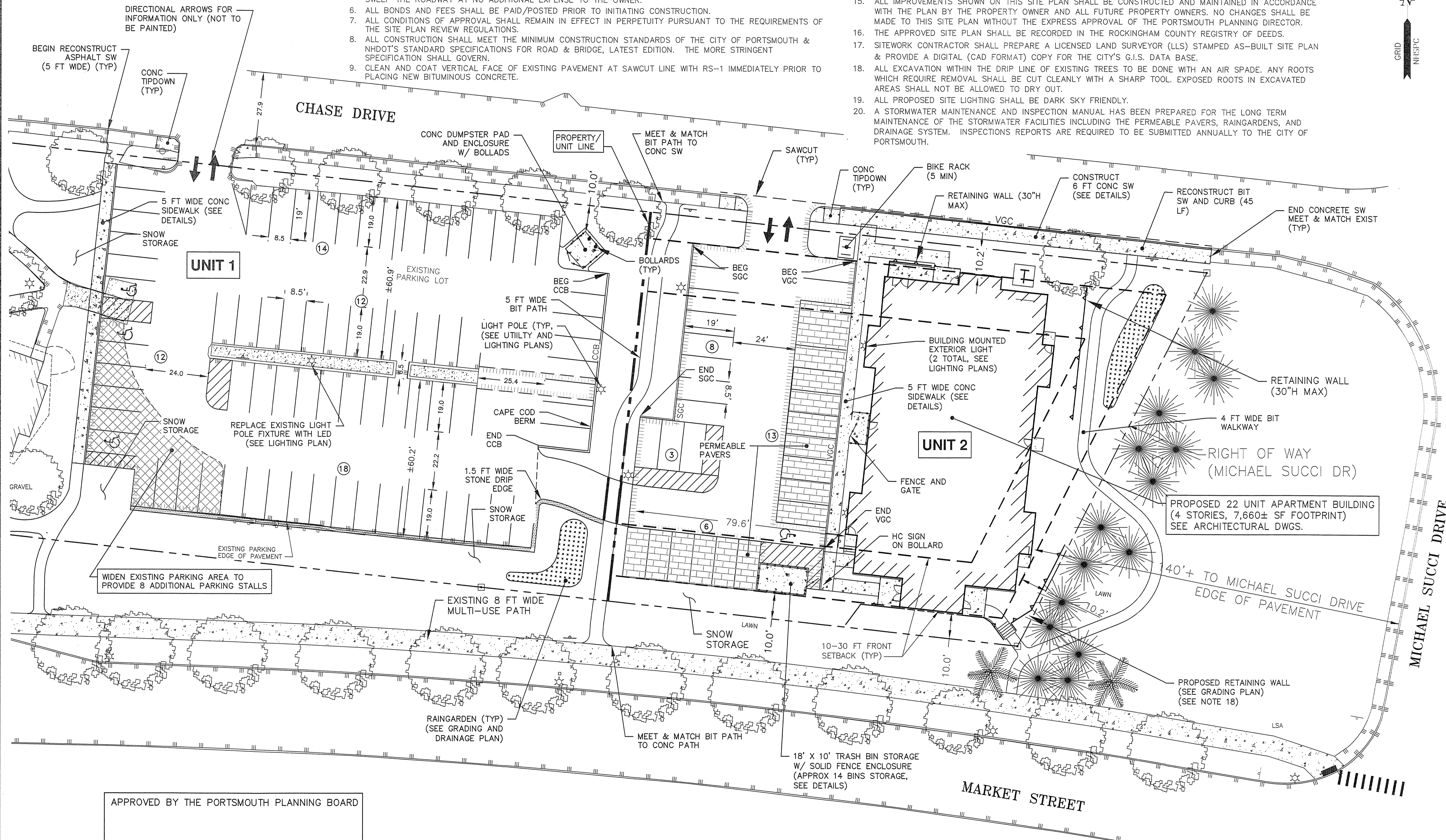
- PROPERTY LINE
- ===== PROPOSED PAVEMENT
- VGC SGC BCC VERTICAL GRANITE CURB/SLOPED GRANITE CURB/  
BITUMINOUS CONCRETE CURB (CAPE COD)
- SAWCUT LINE/MATCH EXISTING
- ////// PROPOSED BUILDING
- PROPOSED RETAINING WALL

**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.
9. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.

**SITE NOTES CONT'D**

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. THIS PROJECT WILL REQUIRE COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT.
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.
18. ALL EXCAVATION WITHIN THE DRIP LINE OF EXISTING TREES TO BE DONE WITH AN AIR SPADE. ANY ROOTS WHICH REQUIRE REMOVAL SHALL BE CUT CLEANLY WITH A SHARP TOOL. EXPOSED ROOTS IN EXCAVATED AREAS SHALL NOT BE ALLOWED TO DRY OUT.
19. ALL PROPOSED SITE LIGHTING SHALL BE DARK SKY FRIENDLY.
20. A STORMWATER MAINTENANCE AND INSPECTION MANUAL HAS BEEN PREPARED FOR THE LONG TERM MAINTENANCE OF THE STORMWATER FACILITIES INCLUDING THE PERMEABLE PAVERS, RAINGARDENS, AND DRAINAGE SYSTEM. INSPECTIONS REPORTS ARE REQUIRED TO BE SUBMITTED ANNUALLY TO THE CITY OF PORTSMOUTH.



ENGINEER:

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(603) 433-2335 www.ALTUS-ENG.com

CORY D. BELDEN  
No. 14239  
LICENSED PROFESSIONAL ENGINEER  
11/17/19

ISSUED FOR:  
**PLANNING BOARD APPROVAL**  
ISSUE DATE:  
**NOVEMBER 18, 2019**

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DRAWN BY: \_\_\_\_\_ CDB  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: \_\_\_\_\_ 4950.DWG

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

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

APPLICANT:  
200 CHASE DRIVE, LLC  
36 MAPLEWOOD AVE.  
PORTSMOUTH, NH 03801

**CHASE DRIVE GATEWAY DEVELOPMENT SITE**

200 CHASE DRIVE  
PORTSMOUTH, NH

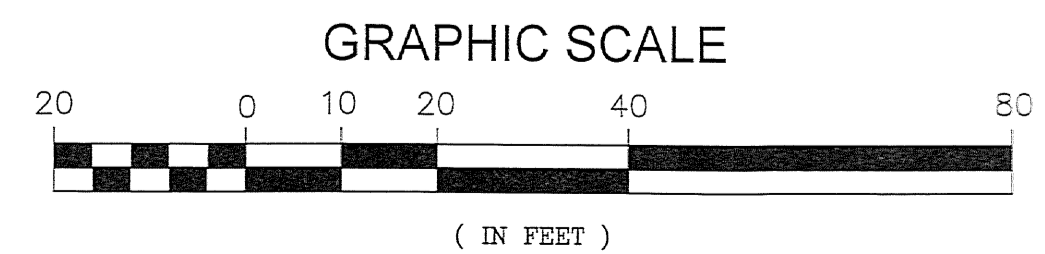
ASSESSOR'S PARCEL  
210-2

TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-4**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND**

\* SEE SHEET C-1 FOR EXISTING FEATURES

- PROPERTY LINE
- SWOP --- 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**

SEE SHEET C-6 FOR GRADING AND DRAINAGE NOTES

**STORMWATER PRACTICES**

**RAINGARDEN #1**

BOTTOM AREA= 300 SF  
BOTTOM ELEV = 20.0  
BERM ELEV = 21.2

OUTLET STRUCTURE 1 (OS1)  
RIM (18" BEEHIVE) = 20.5  
6" UD (IN) = 17.25  
8" INV (OUT) = 17.25

**RAINGARDEN #2**

BOTTOM AREA= 350 SF  
BOTTOM ELEV = 23.0  
BERM ELEV = 24.0

OUTLET STRUCTURE 2 (OS2)  
RIM (18" BEEHIVE) = 23.5  
6" UD (IN) = 20.25  
12" INV IN = 20.35 (OS2)  
12" INV (OUT) = 20.25

**DRAINAGE STRUCTURES**

CB #1  
RIM = 26.4±  
INV. OUT (12" HDPE) = 23.20

YARD DRAIN 4 (YD4)  
RIM (8" BEEHIVE) = 28.5  
6" UD (IN) = 25.25  
8" INV (OUT) = 25.25

CB #2  
RIM = 22.8±  
4" UD IN = 20.2±  
6" UD OUT = 20.2±

YARD DRAIN 5 (YD5)  
12" INV. IN = 19.2  
12" INV OUT = 19.1

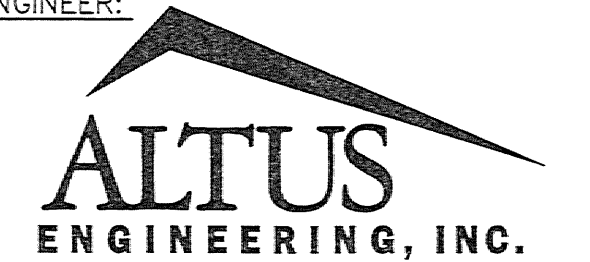
PDMH #1  
COVER = 22.3±  
12" INV IN = 19.85 (OS2)  
6" INV IN = 20.00  
INV. OUT (12" HDPE) = 19.75

APPROVED BY THE PORTSMOUTH PLANNING BOARD

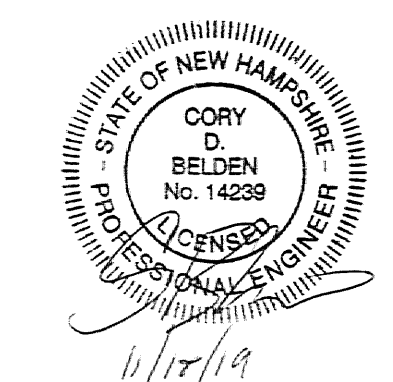
CHAIRMAN

DATE

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DRAWING FILE: 4950.DWG

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PORTSMOUTH, NH 03801

APPLICANT:

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36 MAPLEWOOD AVE.  
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CHASE DRIVE  
GATEWAY  
DEVELOPMENT  
SITE

200 CHASE DRIVE  
PORTSMOUTH, NH

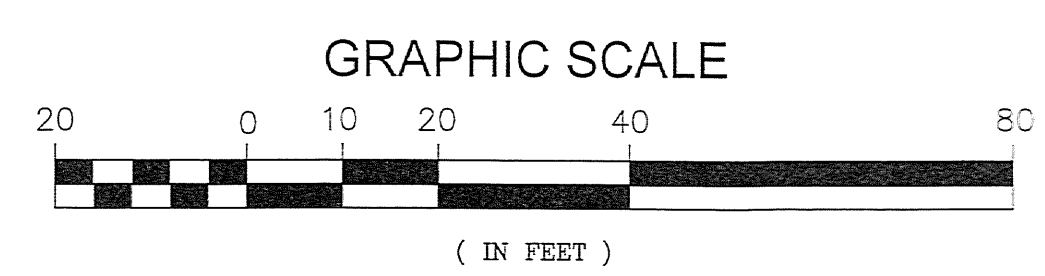
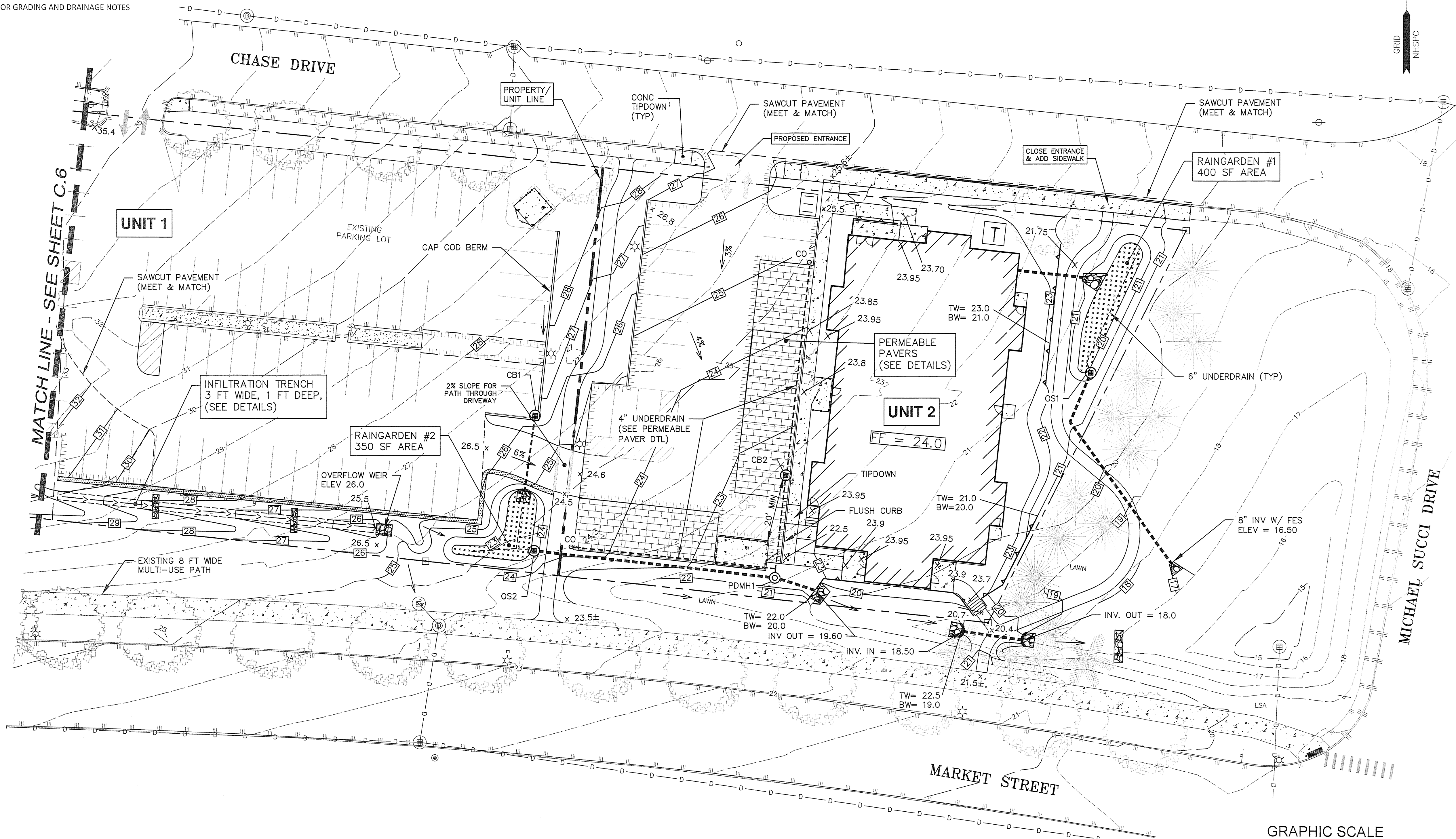
ASSESSOR'S PARCEL  
210-2

TITLE:

GRADING AND  
DRAINAGE PLAN

SHEET NUMBER:

C.5



P4950

**LEGEND**

- \* SEE SHEET C1 FOR EXISTING FEATURES
- PROPERTY LINE
- SWQPA ----- 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**

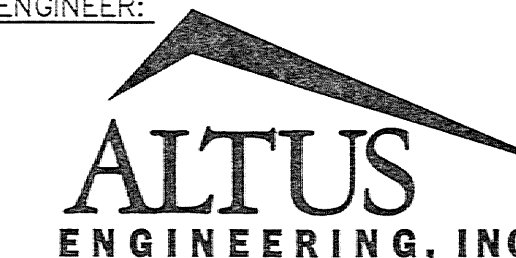
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SCHEDULED TO REMAIN.
2. ALL BENCHMARKS AND TOPOGRAPHY SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL READ AND FAMILIARIZE 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.
12. A STORMWATER MAINTENANCE AND INSPECTION MANUAL HAS BEEN PREPARED FOR THE LONG TERM MAINTENANCE OF THE STORMWATER FACILITIES INCLUDING THE PERMEABLE PAVERS, RAINGARDENS, AND DRAINAGE SYSTEM. INSPECTIONS REPORTS ARE REQUIRED TO BE SUBMITTED ANNUALLY TO THE CITY OF PORTSMOUTH.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

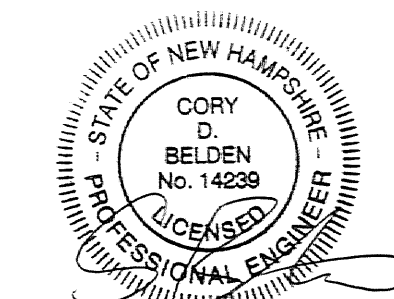
CHAIRMAN

DATE

ENGINEER:



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200 CHASE DRIVE  
PORTSMOUTH, NH 03801  
APPLICANT:  
200 CHASE DRIVE, LLC  
36 MAPLEWOOD AVE.  
PORTSMOUTH, NH 03801

CHASE DRIVE  
GATEWAY  
DEVELOPMENT  
SITE

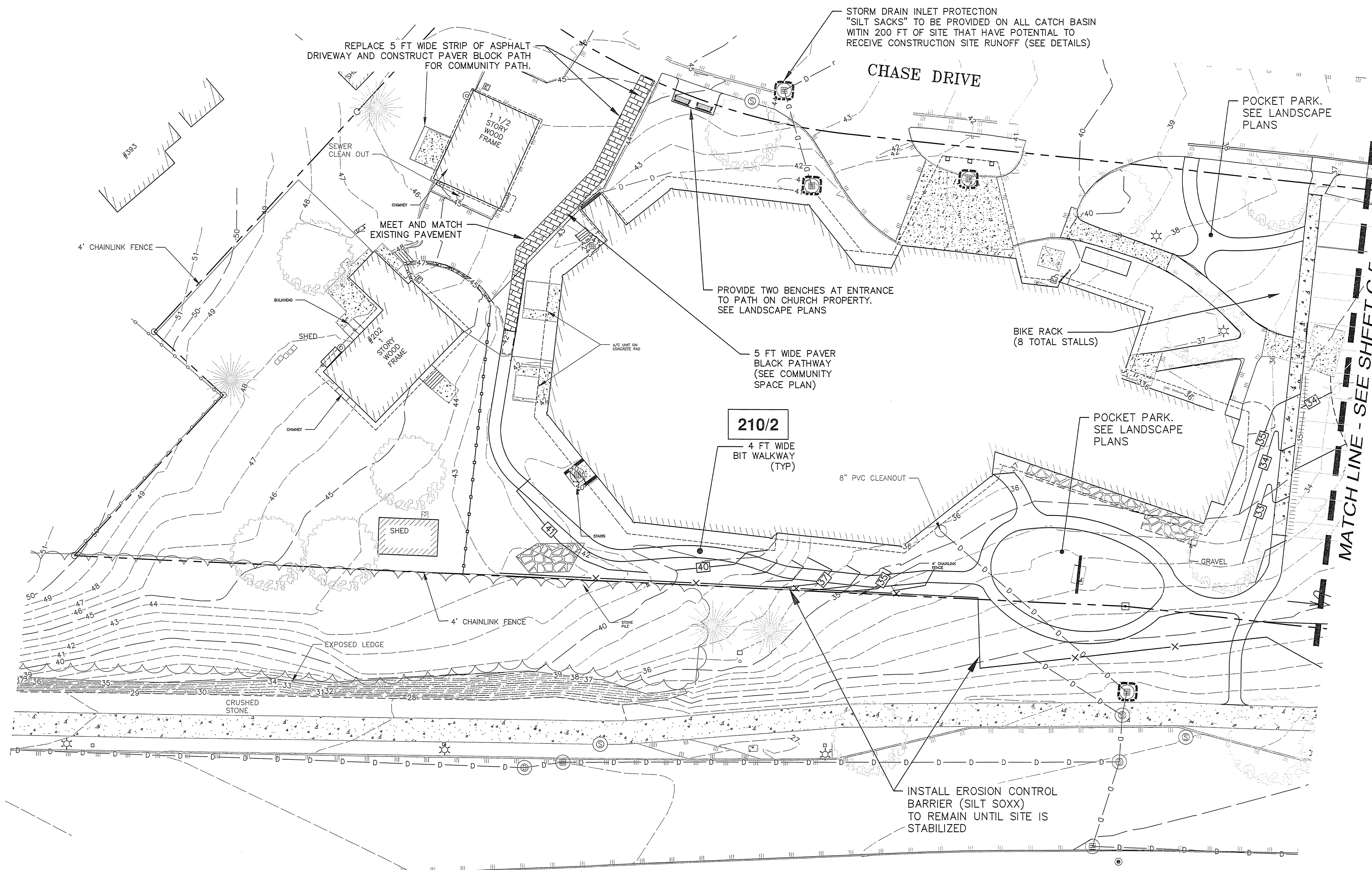
200 CHASE DRIVE  
PORTSMOUTH, NH

ASSESSOR'S PARCEL  
210-2

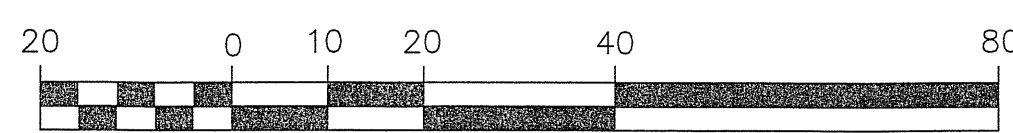
TITLE:  
GRADING AND  
DRAINAGE PLAN

SHEET NUMBER:  
C.6

P-4950



GRAPHIC SCALE



( IN FEET )



**LEGEND**

- \* SEE SHEET C-1 FOR EXISTING FEATURES
- PROPERTY LINE
- SWQPA --- 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

**NOTES**

- SEE SHEET D-1 FOR EROSION AND SEDIMENT CONTROL NOTES.
- STORMWATER PONDS AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE STABILIZED.
- STABILIZED CONSTRUCTION EXIT TO BE INSTALLED PRIOR TO ANY EARTHWORK ACTIVITIES.

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



ISSUED FOR:  
**PLANNING BOARD APPROVAL**

ISSUE DATE:  
**NOVEMBER 18, 2019**

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION (TAC)	CDB	09/18/19
1	TAC COMMENTS	CDB	10/18/19
2	TAC COMMENTS	CDB	11/18/19

DRAWN BY: \_\_\_\_\_ CDB

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: \_\_\_\_\_ 4950.DWG

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

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

APPLICANT:  
200 CHASE DRIVE, LLC  
36 MAPLEWOOD AVE.  
PORTSMOUTH, NH 03801

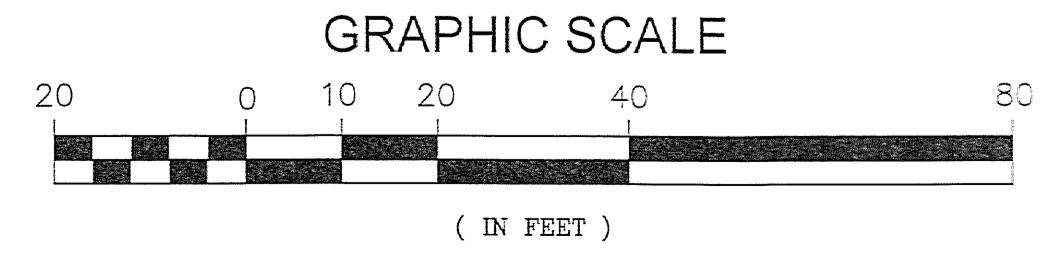
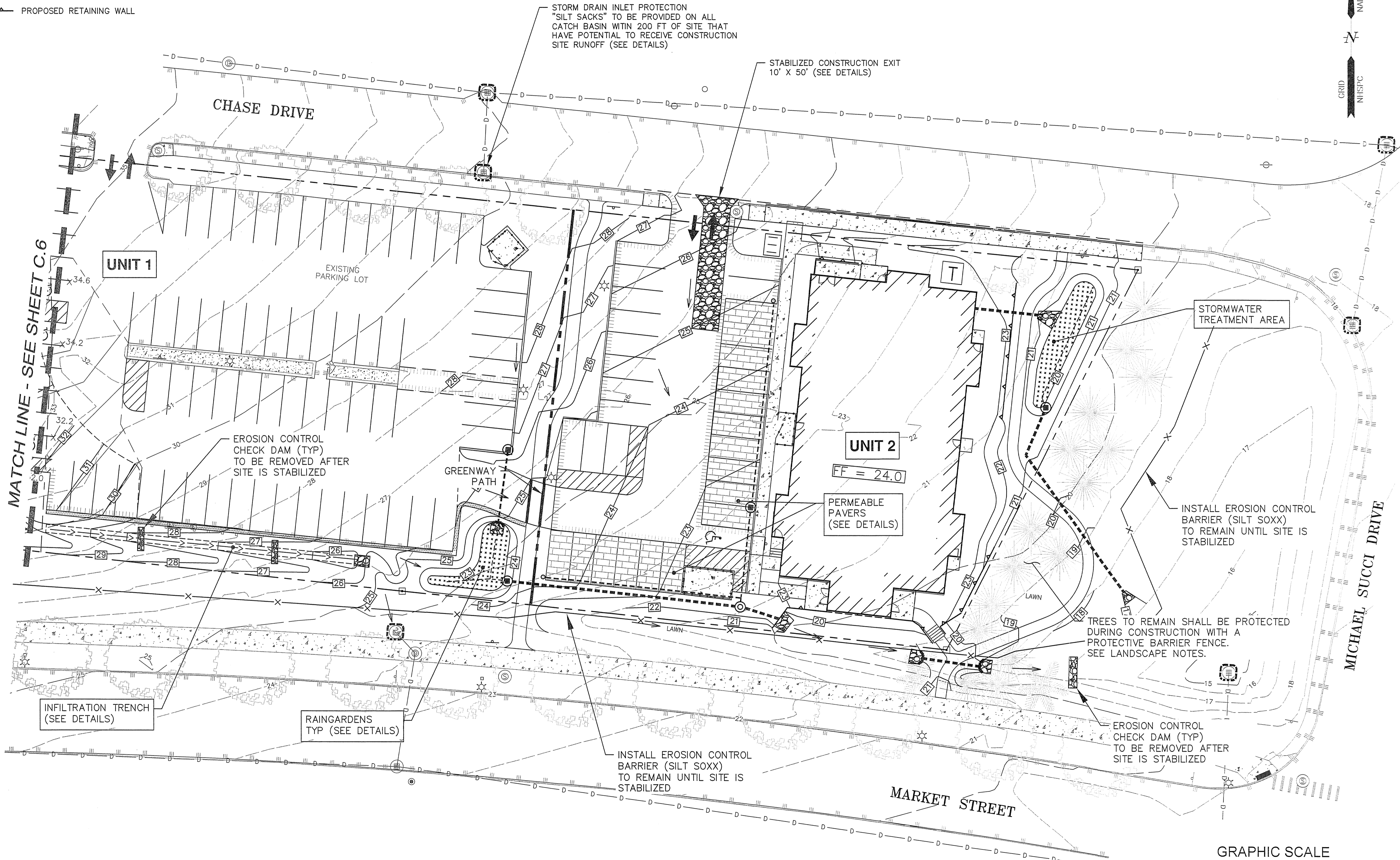
**CHASE DRIVE GATEWAY DEVELOPMENT SITE**

200 CHASE DRIVE  
PORTSMOUTH, NH

ASSESSOR'S PARCEL  
210-2

TITLE:  
**EROSION CONTROL PLAN**

SHEET NUMBER:  
**C.7**



P4950

**UTILITY NOTES**

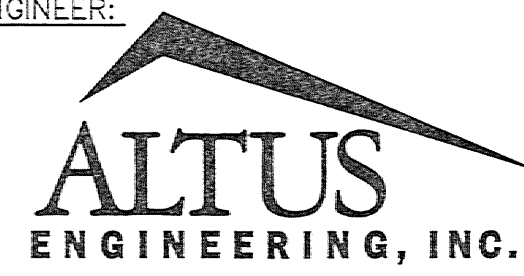
- ALL WATER MAIN INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER DEPARTMENT STANDARDS. WATER MAIN SHALL BE WRAPPED WITH A WATER TIGHT POLYETHYLENE WRAPPING. ALL JOINTS SHALL HAVE THREE (3) WEDGES PER JOINT.
- ALL SEWER INSTALLATIONS AND SERVICE CONNECTIONS SHALL CONFORM TO PORTSMOUTH WATER AND SEWER DEPARTMENT STANDARDS. CONTRACTOR SHALL CONTACT PORTSMOUTH DPW FOR TESTING OF SEWER LINES.
- DO NOT BEGIN CONSTRUCTION UNTIL ALL STATE, LOCAL, AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL PERMIT CONDITIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING OF ALL BONDS AND PAYMENT OF ALL TAP, TIE-IN AND CONNECTION FEES.
- FIRE ALARM PANEL SHALL BE MONITORED THROUGH A THIRD-PARTY SECURITY COMPANY. CONTRACTOR SHALL COORDINATE ALL PANEL LOCATIONS AND INTERCONNECTIONS WITH FIRE DEPARTMENT.
- 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.
- ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL CONFORM TO FEDERAL OSHA AND CITY REGULATIONS.
- SITWORK CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL DRAWINGS.
- SEE ARCHITECTURAL/MECHANICAL DRAWINGS FOR EXACT LOCATIONS & ELEVATIONS OF UTILITY CONNECTIONS AT BUILDINGS. COORDINATE ALL WORK WITHIN FIVE (5) FEET OF BUILDINGS WITH BUILDING CONTRACTOR AND ARCHITECTURAL/MECHANICAL DRAWINGS. ALL CONFLICTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO COMMENCING RELATED WORK.

- FINAL UTILITY LOCATIONS TO BE COORDINATED BETWEEN THE CONTRACTOR, ALL APPROPRIATE UTILITY COMPANIES AND THE ARCHITECT.
- CONTRACTOR SHALL COORDINATE ALL TELECOMMUNICATIONS INSTALLATIONS WITH FAIRPOINT COMMUNICATIONS.
- CONTRACTOR SHALL COORDINATE ALL CABLE INSTALLATIONS WITH COMCAST.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL INSTALLATIONS WITH EVERSOURCE. ALL ELECTRIC CONDUIT INSTALLATION SHALL BE INSPECTED BY EVERSOURCE PRIOR TO BACKFILL, 48-HOUR MINIMUM NOTICE REQUIRED.
- TRANSFORMER SHALL BE PAD MOUNTED. COORDINATE WITH ARCHITECT & EVERSOURCE.
- DETECTABLE WARNING TAPE SHALL BE PLACED OVER THE ENTIRE LENGTH OF ALL BURIED UTILITIES, COLORS PER THE RESPECTIVE UTILITY PROVIDERS.
- CONTRACTOR SHALL CONTACT CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS AT 603-427-1530 TO COORDINATE INSPECTION OF SEWER WORK.
- THE TESTING OF THE MUNICIPAL SEWER INFRASTRUCTURE IMPROVEMENTS SHALL BE UNDER THE SUPERVISION OF THE PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- IF 6" WATER MAIN IS REQUIRED FOR FIRE SUPPRESSION, SEPERATE FIRE AND DOMESTIC SERVICE LINES WILL BE REQUIRED FROM THE MAIN WATER CONNECTION AT THE CHURCH TO THE 22 UNIT APARTMENT BUILDING.
- A BLANKET EASEMENT FOR TEH CITY PORTSMOUTH TO ACCESS WATER AND VALVES WILL BE REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL ELECTRICAL DISCONNECTIONS/INSTALLATIONS WITH EVERSOURCE. CONTACT NICK KOSKO @ 603-332-4227, EXT. 5555334
- CONTRACTOR SHALL COORDINATE ALL CABLE DISCONNECTIONS/INSTALLATIONS WITH COMCAST. CONTACT MIKE COLLINS @ 603-679-5695 EXT 1037
- CONTRACTOR SHALL COORDINATE ALL TELE-COMMUNICATION DISCONNECTIONS AND INSTALLATION WITH FAIRPOINT COMMUNICATIONS. CONTACT JOE CONSIDINE @ 603-427-5525

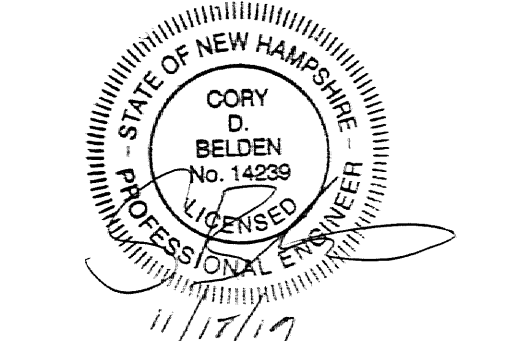
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER:



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



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NO.	DESCRIPTION	BY	DATE
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1	TAC COMMENTS	CDB	10/18/19
2	TAC COMMENTS	CDB	11/18/19

DRAWN BY: \_\_\_\_\_ CDB

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: \_\_\_\_\_ 4950-SITE.DWG

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

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

APPLICANT:  
200 CHASE DRIVE, LLC  
36 MAPLEWOOD AVE.  
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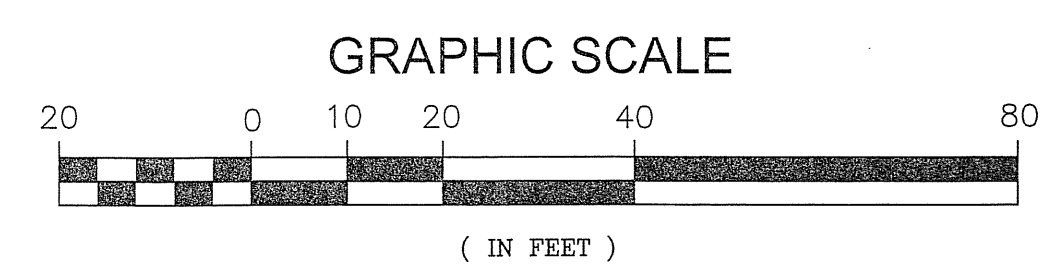
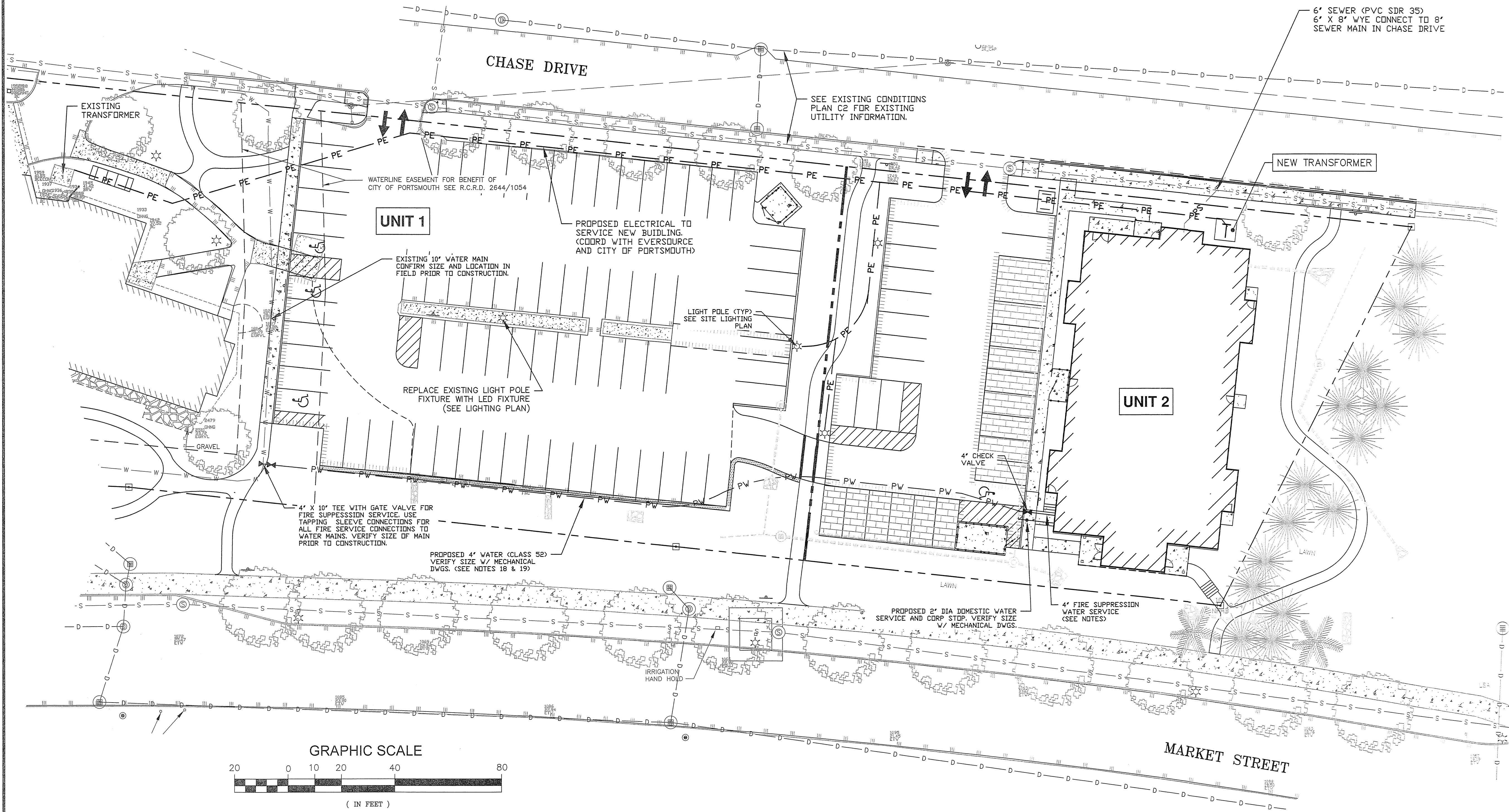
CHASE DRIVE GATEWAY DEVELOPMENT SITE

200 CHASE DRIVE PORTSMOUTH, NH

ASSESSOR'S PARCEL 210-2



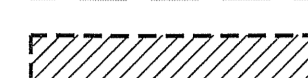
TITLE:  
UTILITY PLAN

SHEET NUMBER:  
C.8



P4950

**LEGEND**

-  PROPOSED PROPERTY/UNIT LINE
-  DEVELOPMENT SITE AREA
-  PROPOSED COMMUNITY SPACE

- NOTE:
- SEE SITE PLAN FOR ADDITIONAL INFORMATION ON PROPOSED SITE FEATURES.
  - SEE LANDSCAPE PLAN FOR LANDSCAPE ENHANCEMENTS TO COMMUNITY SPACES.

**COMMUNITY SPACE SUMMARY**

ZONING DISTRICT G2 (GATEWAY NEIGHBORHOOD MIXED USE CENTER)  
 TAX MAP 210, LOT 2

DEVELOPMENT SITE AREA = 2.68± ACRES (116,591 S.F.)

COMMUNITY SPACE REQUIREMENT = 20% (23,318 S.F.)

COMMUNITY SPACE PROVIDED = 22.1% (25,790 S.F.)

**COMMUNITY SPACE TABLE:**

No.	DESCRIPTION	AREA	PATHWAYS
1	GREENWAY #1	9,600 S.F.	2,260 S.F.
2	GREENWAY #2	7,190 S.F.	2,230 S.F.
3	GREENWAY #3	4,110 S.F.	865 S.F.
4	GREENWAY #4	2,590 S.F.	855 S.F.
5	GREENWAY (ENHANCEMENTS)	2,300 S.F.	
	<b>TOTAL</b>	<b>25,790 S.F.</b>	<b>6,210 S.F.</b>

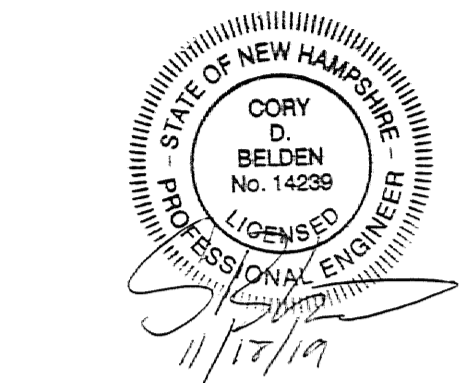
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER:

**ALTUS**  
ENGINEERING, INC.

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



ISSUED FOR:  
**PLANNING BOARD APPROVAL**

ISSUE DATE:  
**NOVEMBER 18, 2019**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	05/04/19
1	DESIGN REVIEW	CDB	05/25/19
2	TAC	CDB	09/15/19
3	TAC	CDB	10/15/19
4	TAC	CDB	11/18/19

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

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

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

APPLICANT:  
 200 CHASE DRIVE, LLC  
 36 MAPLEWOOD AVE.  
 PORTSMOUTH, NH 03801

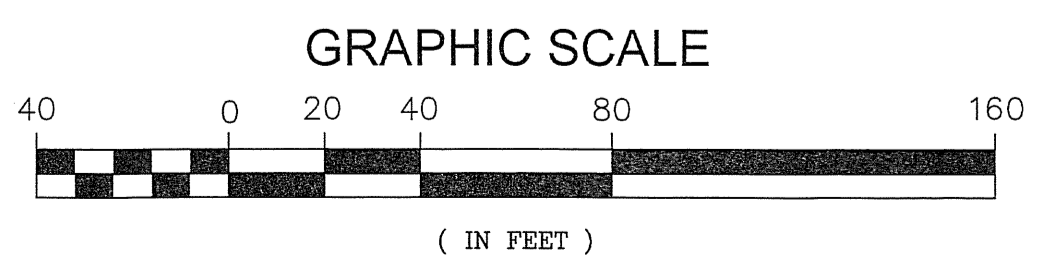
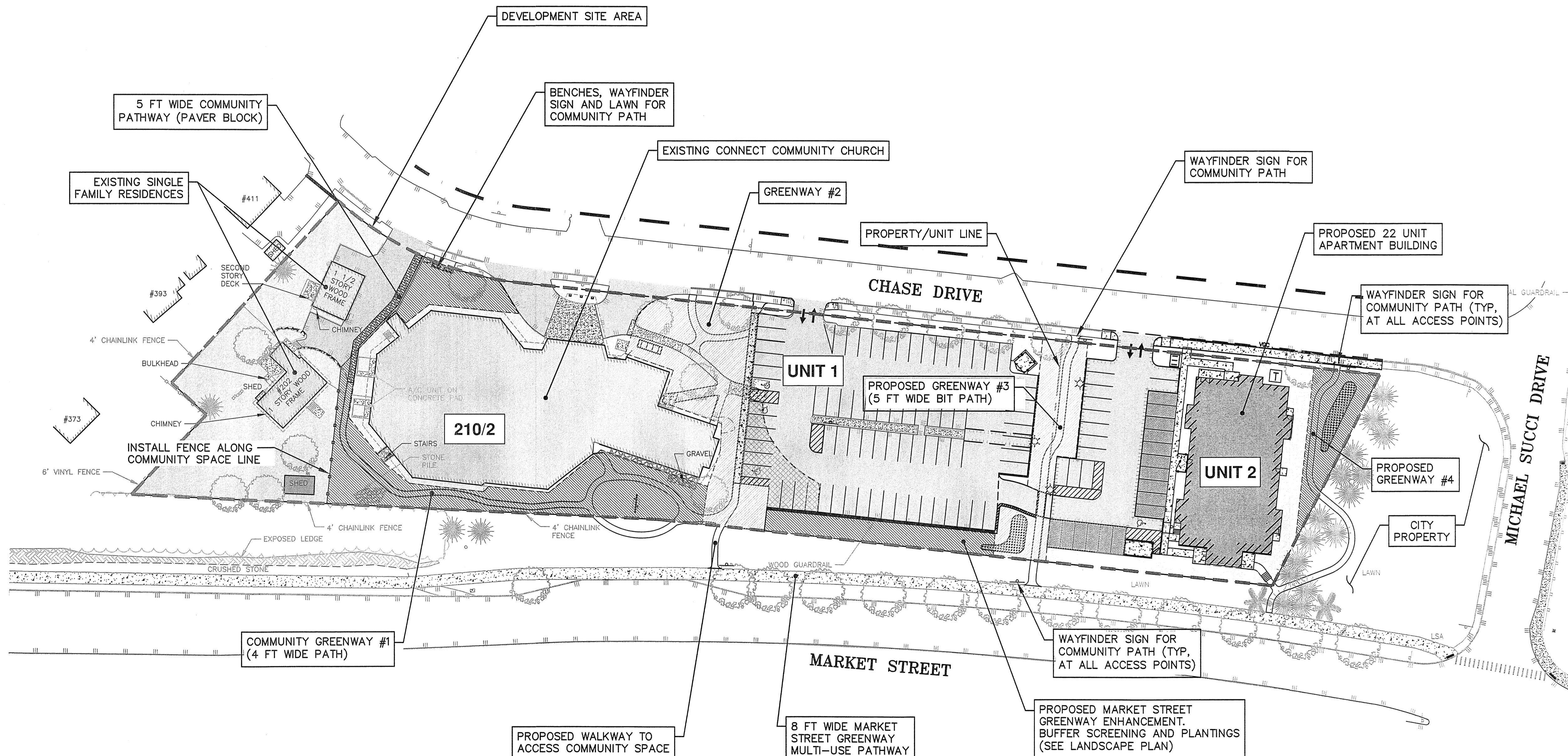
**CHASE DRIVE GATEWAY DEVELOPMENT SITE**

200 CHASE DRIVE  
 PORTSMOUTH, NH

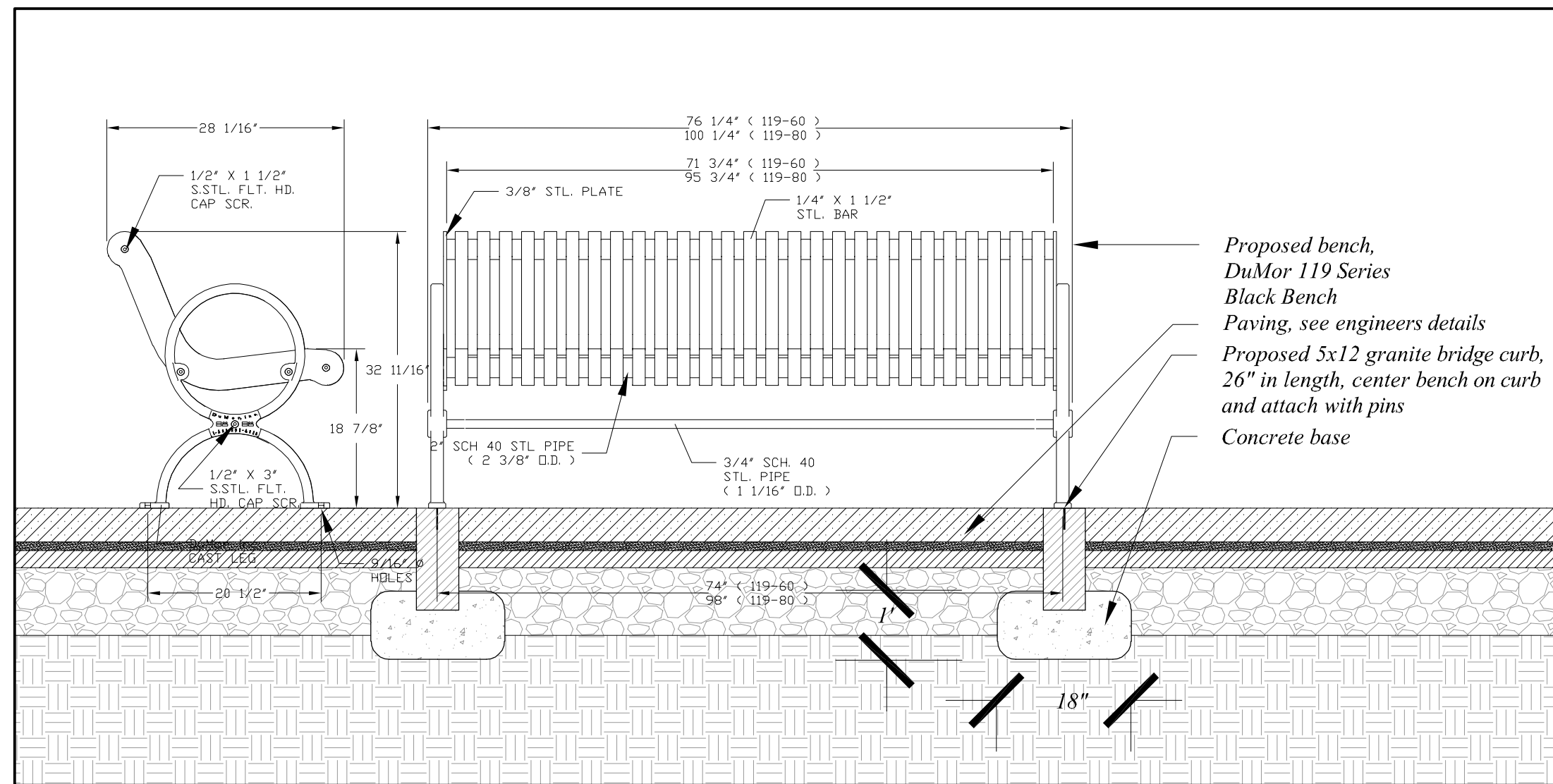
ASSESSOR'S PARCEL  
 210-2

TITLE:  
**COMMUNITY SPACE PLAN**

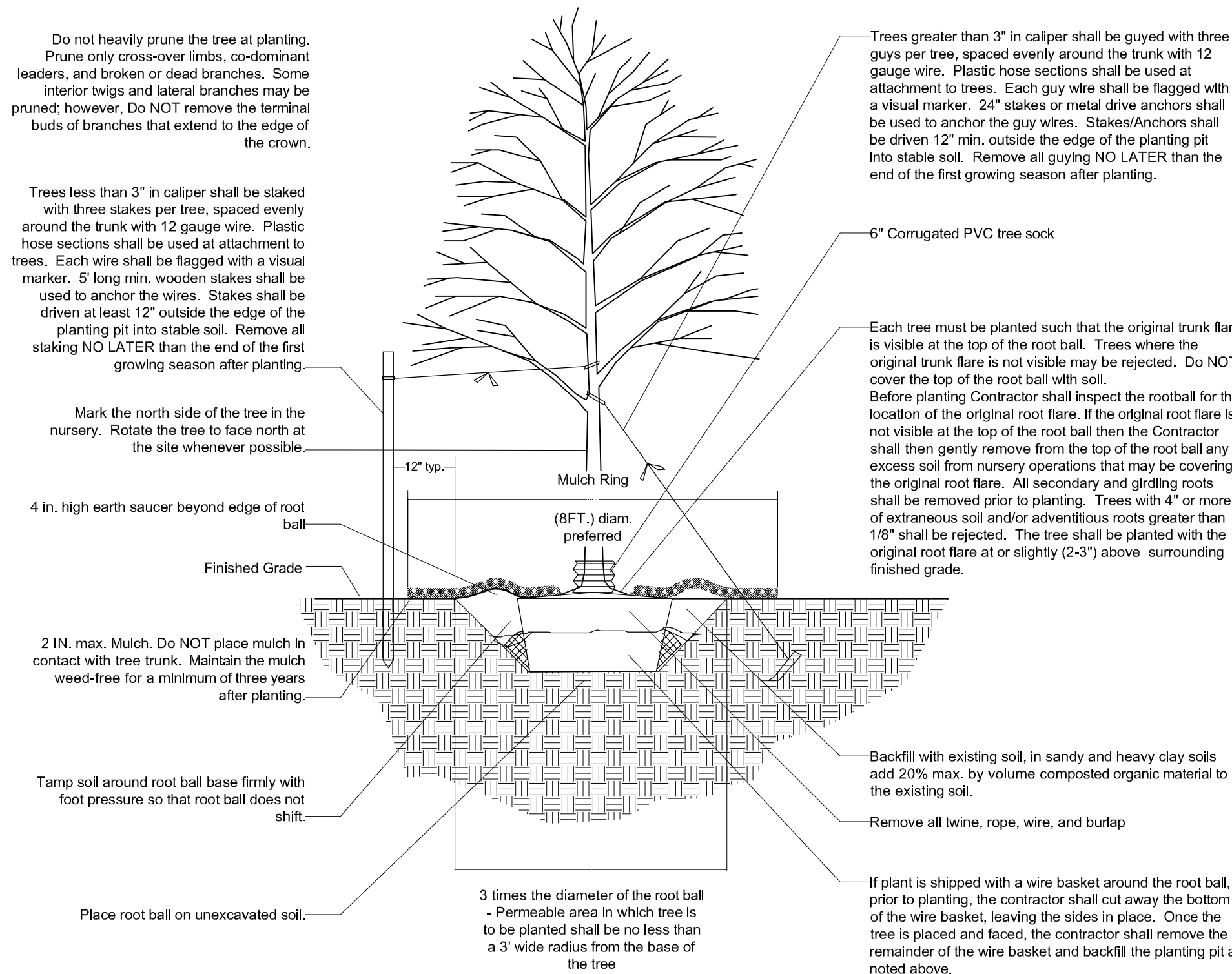
SHEET NUMBER:  
**C.9**



P-4950



**1 Bench Detail**  
 Scale: 3/4"=1'-0"



**2 Tree Planting Detail**  
 NTS - Not to Scale

CITY OF PORTSMOUTH SPECIFIC NOTES: TREE PLANTING REQUIREMENTS-ANSI A300 PART 6 AND...

PLANTING HOLES SHALL BE DUG BY HAND - NO MACHINE DIGGING. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PIETS, PLANTING BEDS WITH GRANITE CURBING AND PLANTING WITH SILVA CELLS ARE USED.

ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED WITH NO MORE THAN 20% ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE FOR NEW CONSTRUCTION WHERE ENGINEERED SOIL IS USED IN CONJUNCTION WITH SILVA CELLS AND WEHRE NEW PLANTING BEDS ARE BEING CREATED.

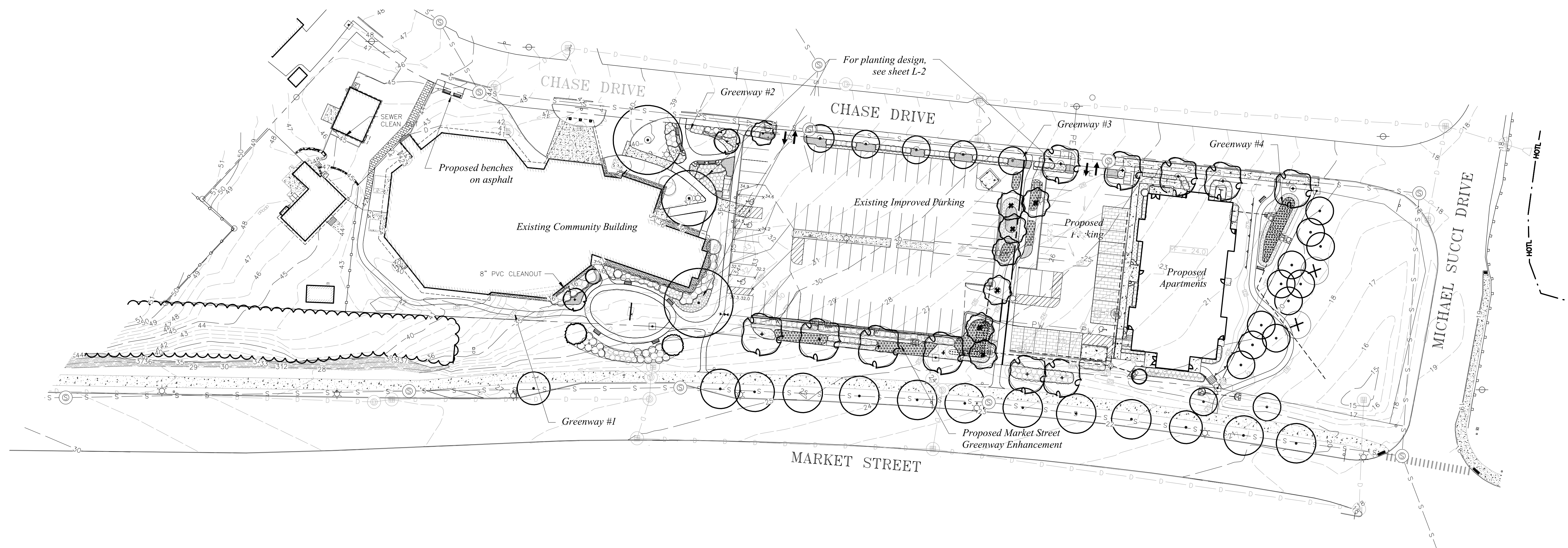
ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS. NO EXCEPTIONS.

AT THE TIME PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS, BACKFILL MATERIAL AND MULCH LAYER.

ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE FROM DEFECTS OR INJURY. ANY PLANT MATERIAL OR PLANTING PRACTICES THAT FAIL TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION OR THE REQUIREMENTS LISTED ABOVE WILL BE REJECTED.

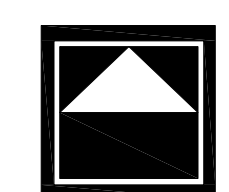
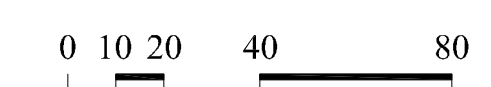
**woodburn & company**  
 LANDSCAPE ARCHITECTURE  
 103 Kent Place, New Hampshire Phone: 603.659.5949

**Bethel Assembly of God**  
 OVERALL SITE LANDSCAPE PLAN & DETAILS  
 200 Chase Drive, Portsmouth, NH 03801



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



**L-1**  
 Sheet 1 of 2

**Plant List**

**TREES**

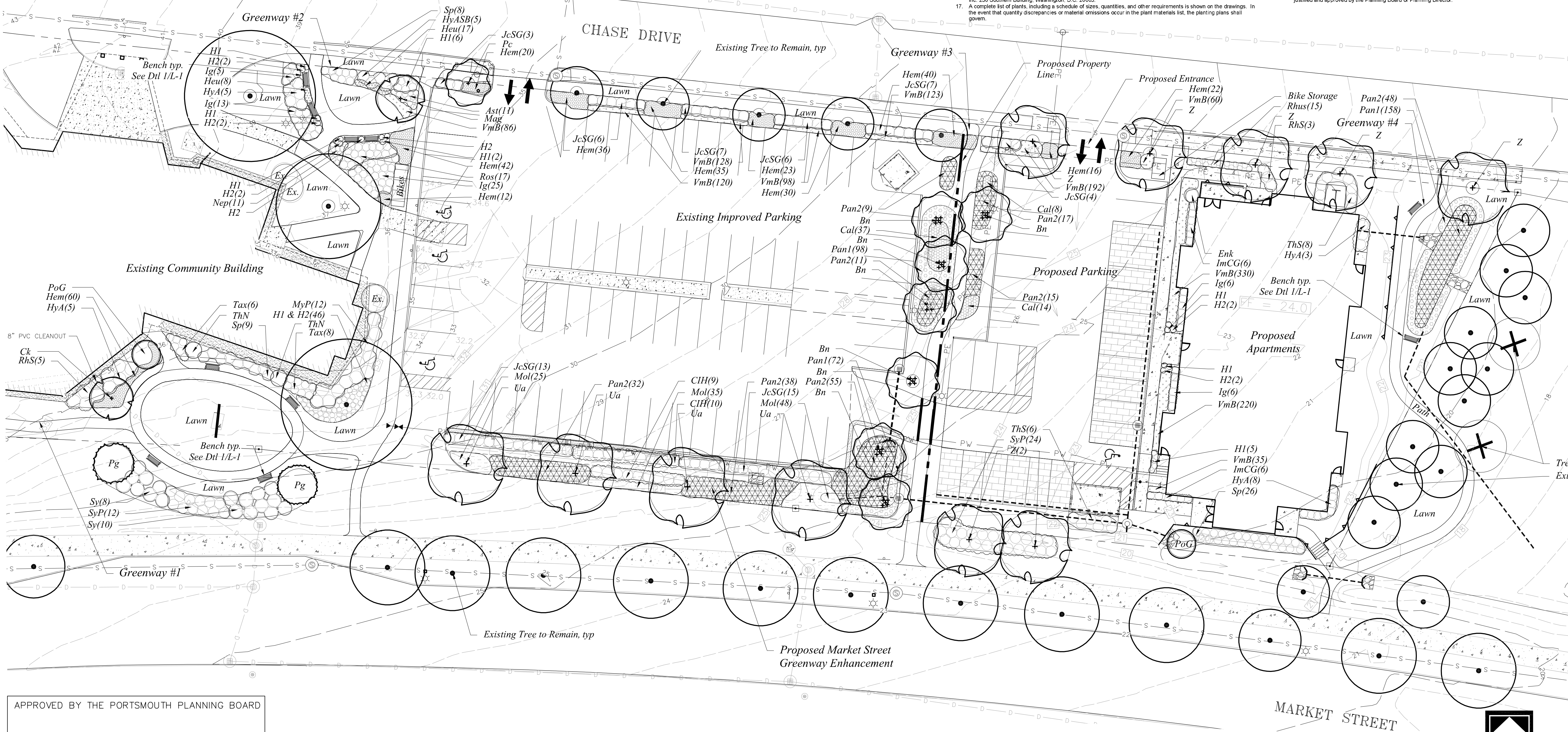
Symbol	Botanical Name	Common Name	Quantity	Size	Min. Size	Comments
Bn	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	7	10-12' ht		BB
Ck	<i>Cornus kousa</i>	Kousa Dogwood	1	8-10' ht		BB multi-stemmed
Mag	<i>Magnolia Butterfly</i>	Butterfly magnolia	1	8-10' ht		BB multi-stemmed
Pc	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear	1	2.5-3" cal.		BB matched
Pg	<i>Picea glauca</i>	White Spruce	2	8-10' ht.		BB
PoG	<i>Picea orientalis</i> 'Gowdy'	Gowdy Oriental Spruce	2	8-10' ht.		BB
Ua	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	4	2.5-3" cal.		BB matched
Z	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	7	2.5-3" cal.		BB matched

**SHRUBS**

Symbol	Botanical Name	Common Name	Quantity	Size	Min. Size	Comments
CIH	<i>Cornus alba</i> 'Ivory Halo'	Ivory Halo Dogwood	19	2-2.5' ht		BB
Enk	<i>Enkianthus campanulatus</i>	Redvein Enkianthus	1	4-5' ht		BB
HyA	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	21	5 gal	24"x24"	
HyASB	<i>Hydrangea macrophylla</i> 'All Summer Beauty'	All Summer Beauty Hydrangea (Blue Hydrangea)	3	3 gal	18"x18"	
Ig	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	5	5 gal	24"x24"	
ImCG	<i>Ilex meservei</i> 'China Girl'	China Girl Holly	55	2.5-3'		BB
JeSG	<i>Juniperus chinensis</i> 'Seagreen'	Sagegreen Juniper	61	2.5-3' ht		BB
MyP	<i>Myrica pensylvanica</i>	Northern Bayberry	12	3-4' ht.		BB
RhS	<i>Rhododendron</i> 'Scintillation'	Scintillation Rhododendron	8	2.5-3' ht.		BB
Rhus	<i>Rhus aromatica</i> 'Grow-Low'	Grow Low Sumac	15	3 gal.	18"x18"	
Ros	<i>Rosa</i> 'Knockout'	Double Red Knockout Rose	17	2 gal.		
Sp	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spirea	43	3 gal.	18"x18"	
Sy	<i>Syringa vulgaris</i> 'President Lincoln'	Single blue Lilac	18	4-5' ht.		BB
SyP	<i>Syringa meyeri</i> 'Palatin'	Dwarf Korean Lilac	36	2.5-3' ht.		BB
Tax	<i>Taxus media</i> 'Greenwave'	Greenwave Yew	14	2.5-3' ht.		BB
ThN	<i>Thuja occidentalis</i> 'Nigra'	Dark American Arborvitae	2	6-7' ht.		BB
ThS	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Green Arborvitae	14	5-6' ht.		BB

**PERENNIALS, GROUNDCOVERS, VINES AND ANNUALS**

Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Ast	<i>Astilbe 'Fanal'</i>	Rubyred Astilbe	11	1 gal	
Cal	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	59	1 gal	24" O.C.
H1	<i>Hosta sieboldiana</i> 'Elegans'	Elegans Hosta	41	1 gal	
H2	<i>Hosta 'Frances Williams'</i>	Frances Williams Hosta	35	1 gal	
Hem	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	112	1 gal	18" O.C.
Hem	<i>Hemerocallis 'Siloam Double Classic'</i>	Siloam Double Classic Daylily	112	1 gal	18" O.C.
Hem	<i>Hemerocallis 'Apricot Sparkle'</i>	Apricot Sparkle Daylily	112	1 gal	18" O.C.
Heu	<i>Heuchera 'Splendors'</i>	Coral Bells	25	2qt	24" O.C.
Mol	<i>Molinia caerulea</i> 'Variegata'	Variegated Moor Grass	108	1 gal	
Nep	<i>Nepeta faassenii</i> x 'Walker's Low'	Walker's Low Catmint	11	1 gal	
Pan1	<i>Panicum virgatum</i> 'Cheyenne Sky'	Cheyenne Sky Switch Grass	328	1 gal	18" O.C.
Pan2	<i>Panicum virgatum</i> 'Heavy Metal'	Heavy Metal Switch Grass	225	1 gal	36" O.C.
VmB	<i>Vinca minor</i> 'Bowles'	Bowles Penwinckle	1392	2.5" Pots	8" O.C.



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

**LANDSCAPE NOTES:**

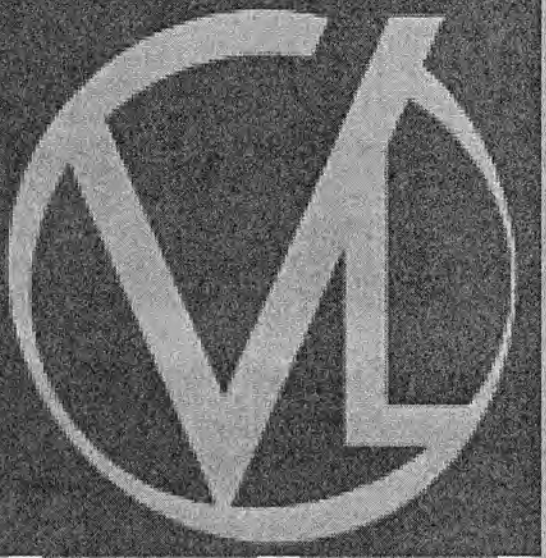
- Design is based on drawings by Aftus Engineering, Inc. dated 11-15-2019 and may require adjustment due to actual field conditions.
- The contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.
- Erosion Control shall be in place until final construction.
- Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies. Wetlands and/or drainage ways prior to any construction.
- The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.
- It is the contractor's responsibility to verify drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.
- Prior to commencement of construction, a certified arborist shall review the area of construction and trees selected to remain with the landscape architect and the contractor's project manager. Specific monetary value of the trees to remain shall be determined and documented for. Arborist shall make recommendations for preservation recommendations beyond those called out here and in the drawings, tree preservation plans and specifications, including, but not limited to, pruning, root pruning, pre-fertilization and the like.
- All excavation within the drip line of existing trees to be done with an Air Spade. Any roots which require removal shall be cut cleanly with a sharp tool. Exposed roots in excavated areas shall not be allowed to dry out.
- Trees to remain within the construction zone shall be protected from damage for the duration of the project by weighted chain-link fence at the drip line or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Fence shall be located at the drip line at a minimum and shall include any and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portlets within the tree protection area.
- This plan is for review purposes only, NOT for construction. Construction Documents will be provided upon request.
- Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.
- The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DISKS at 1-888-344-7233.
- The Contractor shall procure any required permits prior to construction.
- Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.
- Contractor shall notify landscape architect or owner's representative immediately if at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.
- The Contractor shall furnish and plant all plants shown on the drawings and listed thereon. All plants shall be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the ANSI Z60.1 American Standard of Nursery Stock, American Standards Institute, Inc. 200 Southern Building, Washington, D.C. 20005.
- A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.
- All plants shall be legibly tagged with proper botanical name.
- The Contractor shall guarantee all plants for not less than one year from time of acceptance.
- Owner or Owner's Representative will inspect plants upon delivery for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.
- No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.
- All landscaping shall be provided with either of the following:
  - An underground sprinkling system
  - An outside hose attachment within 150 feet
- If an automatic irrigation system is installed, all irrigation valve boxes shall be located within planting bed areas.
- The contractor is responsible for plant material from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide water from off-site, should it not be available on site.
- Contractor shall provide an alternate price for irrigating all newly landscaped areas and resetting of any existing irrigation that will be disturbed during planting. Contractor shall provide irrigation design for review by Landscape Architect or Owner's Representative when awarded the project.
- All disturbed areas will be dressed with 6" of topsoil and planted as noted on the plans or seeded except plant beds. Plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.
- Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 1/2" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.
- Drip strip shall extend to 6" beyond roof overhang and shall be edged with 3/16" thick metal edger.
- In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.
- Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.
- The property owner and all future property owners shall be responsible for the maintenance, repair, and replacement of all required screening and landscape materials.
- All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair.
- The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size, and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director.
- Snow shall be stored a minimum of 5' from shrubs and trunks of trees.
- Landscape Architect is not responsible for the means and methods of the contractor.
- This Site Plan shall be recorded in the Rockingham County Registry of Deeds.
- 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.
- The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials.
- All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair.
- The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director.

woodburn & company LANDSCAPE ARCHITECTURE  
105 Kent Place, New Hampshire  
Phone: 603.659.5949

Bethel Assembly of God  
LANDSCAPE PLAN  
200 Chase Drive, Portsmouth, NH 03801

Drawn By:	LF
Checked By:	RW
Scale:	1" = 20'
Date:	2019-09-19
Revisions:	2019-10-21 2019-11-18

L-2  
Sheet 2 of 2  
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VISUAL

**200 CHASE DR  
PORTSMOUTH, NH  
Site Lighting Layout**

**Designer**

Heidi G. Connors  
Visible Light, Inc.  
24 Stickney Terrace  
Suite 6  
Hampton, NH 03842

**Date**

10/15/2019

**Scale**

1"=30'

**Drawing No.**

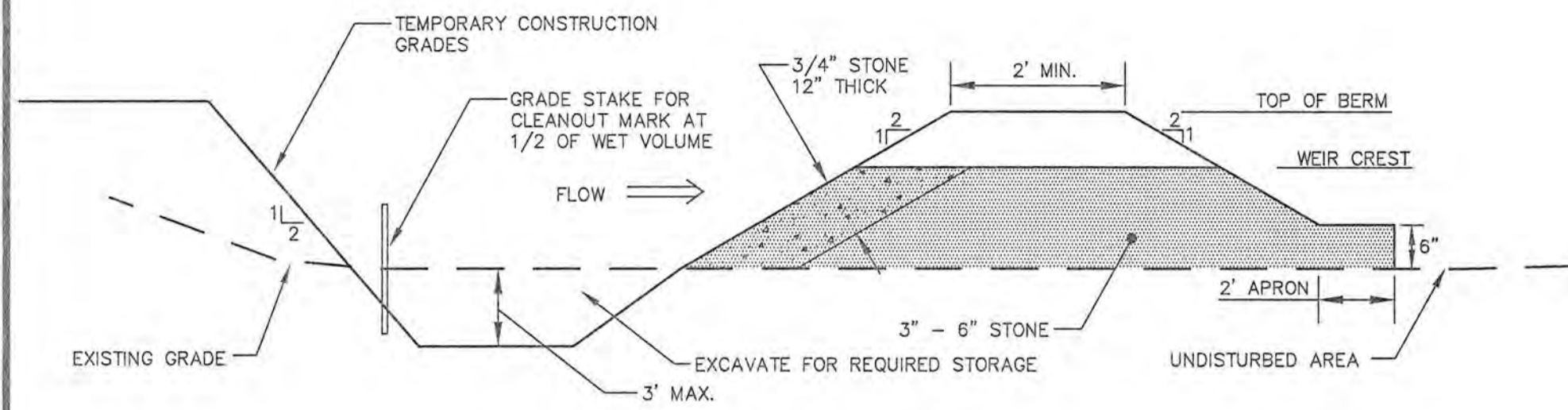
**Summary**

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	<b>2B4</b>	1	Lithonia Lighting	DSX0 LED P3 40K TFTM MVOLT SPUMBA DDBXD	DSX0 LED Area Fixture; mounted at 25ft	LED	1	DSX0_LED_P3_40K_TFTM_MVO LT.ies	8447	0.9	142
	<b>A4</b>	2	Lithonia Lighting	DSX0 LED P2 40K TFTM MVOLT SPA DDBXD with SSS 14 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 14ft	LED	1	DSX0_LED_P2_40K_TFTM_MVO LT.ies	6007	0.9	49
	<b>B4</b>	1	Lithonia Lighting	DSX0 LED P3 40K TFTM MVOLT SPA DDBXD with SSS 20 4C DM19AS DDBXD	DSX0 LED Area Fixture; mounted at 20ft	LED	1	DSX0_LED_P3_40K_TFTM_MVO LT.ies	8447	0.9	71
	<b>W3</b>	1	Lithonia Lighting	DSXW1 LED 10C 700 40K T3M MVOLT HS DDBXD	DSXW1 LED Wall pack; mounted at 12ft	LED	1	DSXW1_LED_10C_700_40K_T3 M_MVOLT_HS.ies	2209	0.9	26.2
	<b>W4</b>	1	Lithonia Lighting	DSXW1 LED 10C 700 40K TFTM MVOLT HS DDBXD	DSXW1 LED Wall pack; mounted at 12ft	LED	1	DSXW1_LED_10C_700_40K_TFT M_MVOLT_HS.ies	2248	0.9	26.2

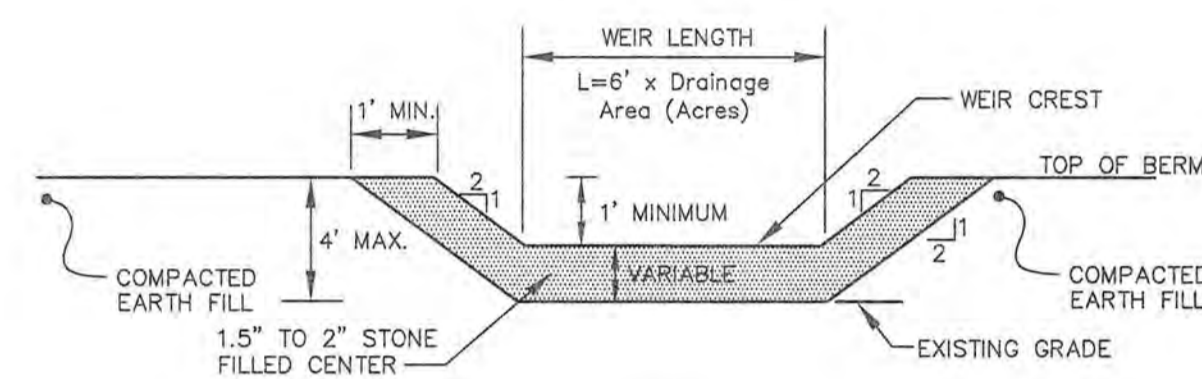
**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
200 Chase Dr Parking Lot	+	1.0 fc	3.3 fc	0.3 fc	11.0:1	3.3:1
Outside of Small Parking Lot	+	0.4 fc	3.6 fc	0.0 fc	N/A	N/A





CROSS SECTION



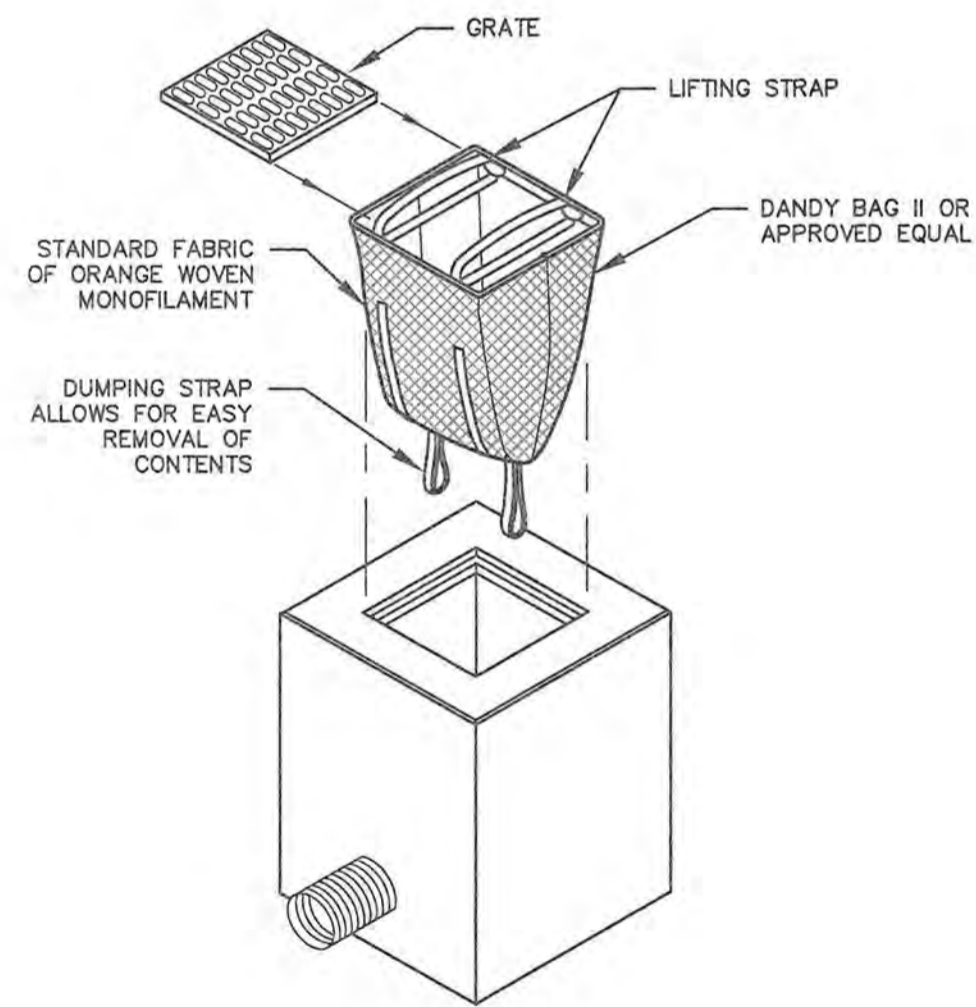
PROFILE

**MAINTENANCE**

1. 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.
2. 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. 3/4" STONE SHALL BE CHECKED DURING INSPECTION AND REPLACED WHEN THE OPENINGS IN THE STONE HAVE BECOME CLOGGED.
4. 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



**INSTALLATION AND MAINTENANCE:**

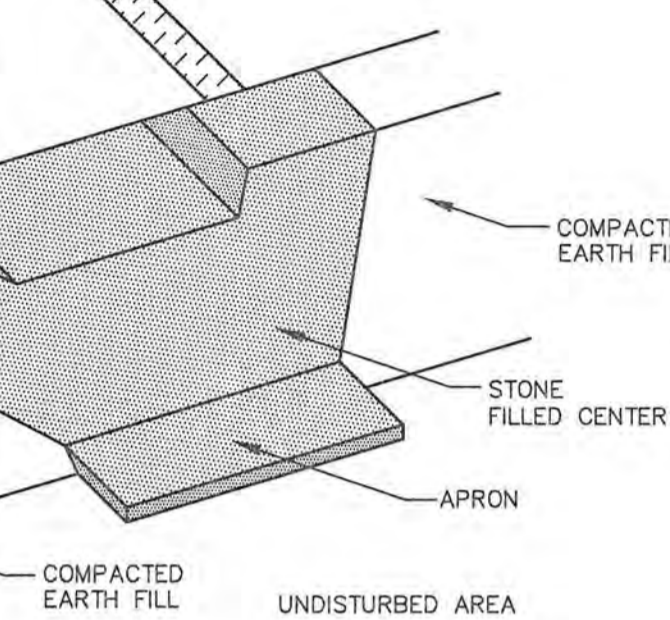
**INSTALLATION:** REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLION IN UNIT. STAND GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO CATCH BASIN. INSERT SO THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING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

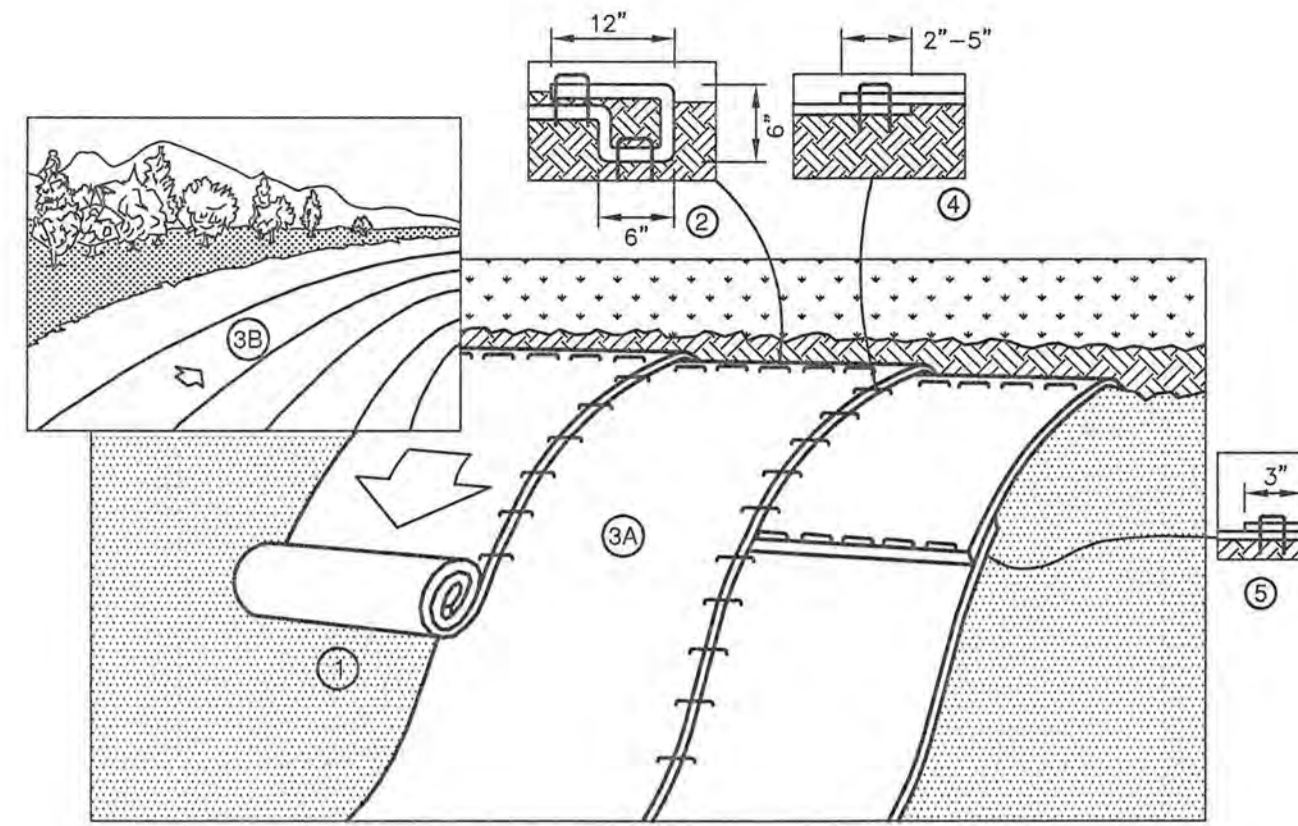
**UNACCEPTABLE INLET PROTECTION METHOD:**

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

**STORM DRAIN INLET PROTECTION** NOT TO SCALE



ISOMETRIC VIEW



**NOTES**

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. 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.
3. 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.
4. 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.
5. 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

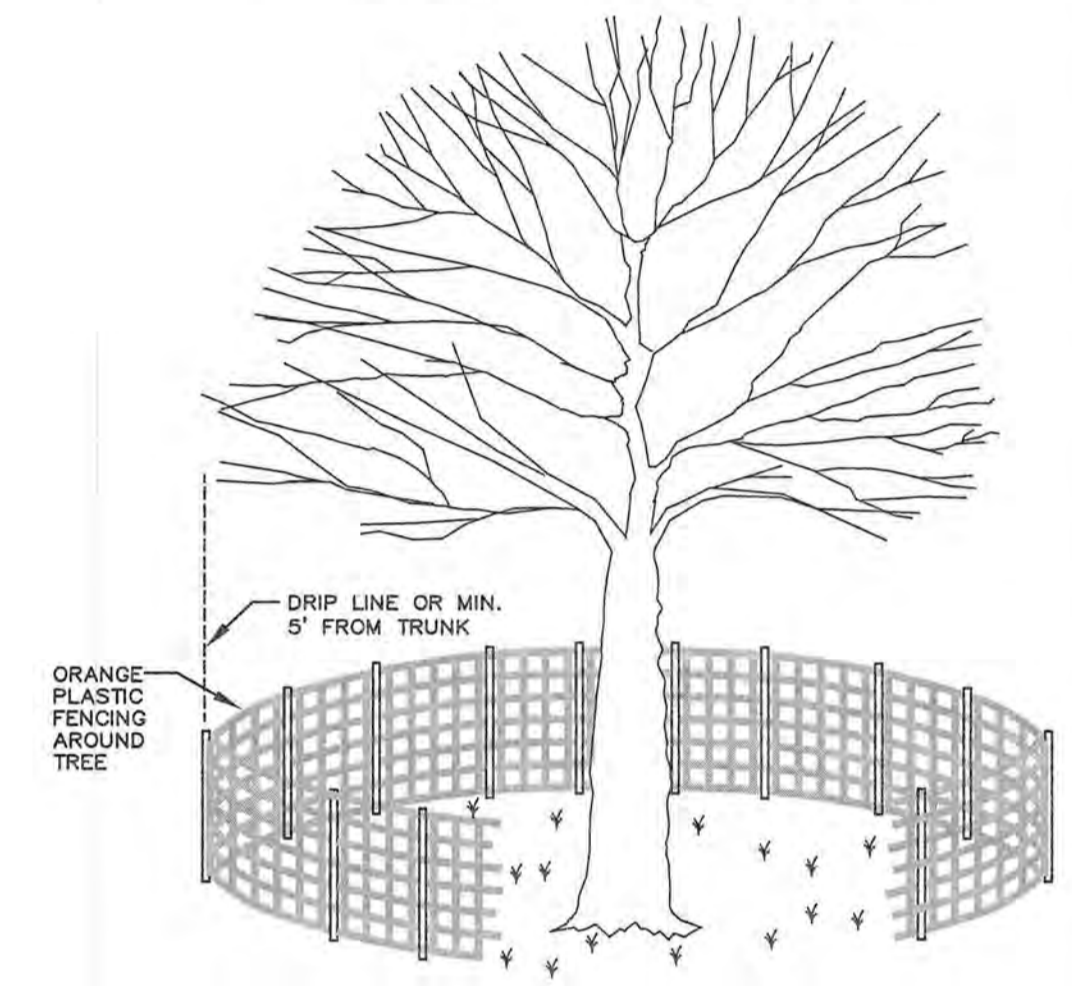
APPROVED BY THE PORTSMOUTH PLANNING BOARD  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER:  
**ALTUS ENGINEERING, INC.**

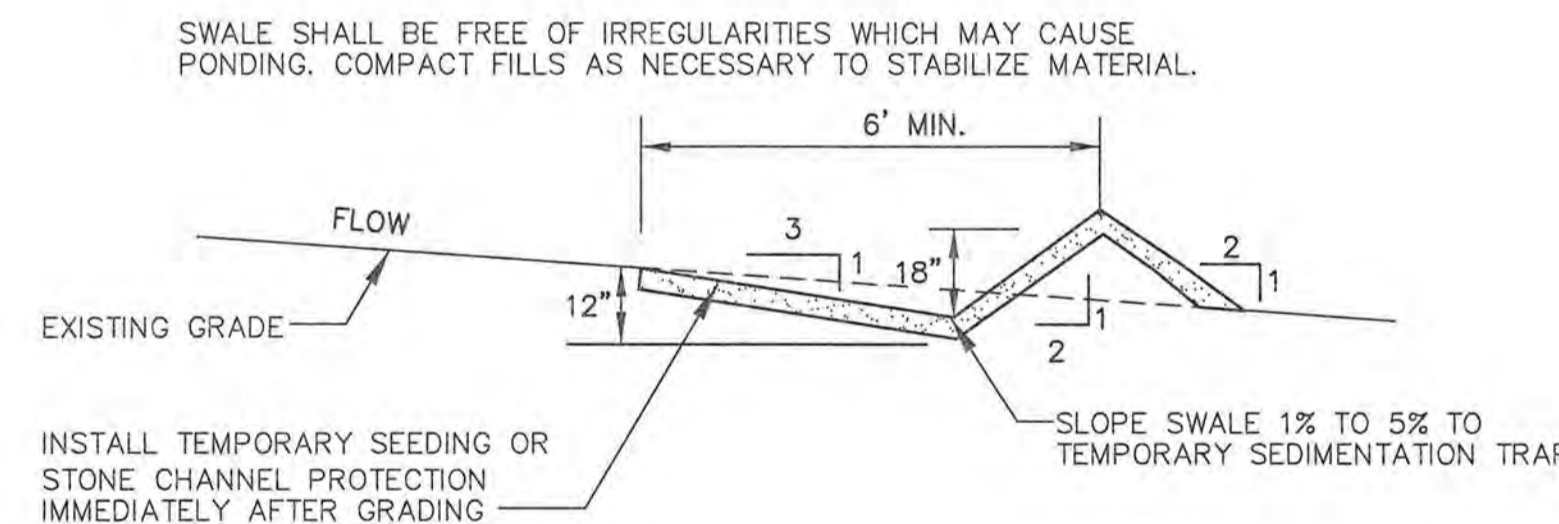
133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com



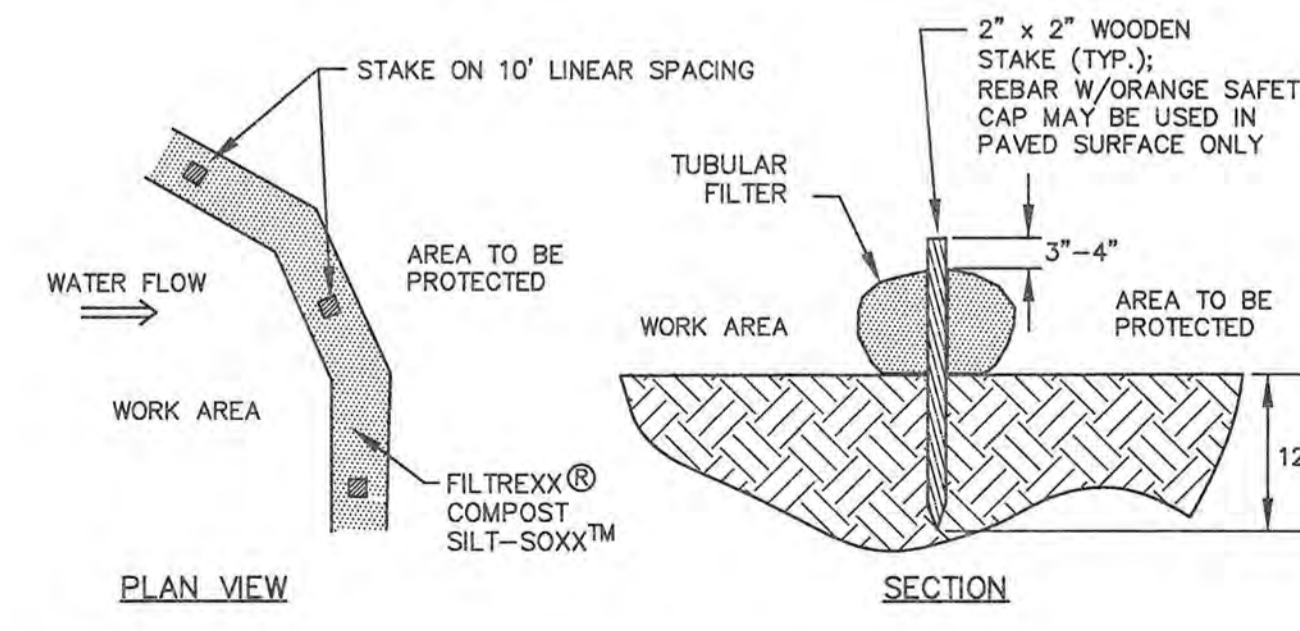
**NOTE:**  
IF SOIL BECOMES COMPACTED OVER THE ROOT ZONE OF ANY TREE, THE GROUND SHOULD BE AERATED BY PUNCHING SMALL HOLES IN IT WITH SUITABLE AERATING EQUIPMENT.  
ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM OF ANY TREE RETAINED ON SITE SHOULD BE REPAIRED IMMEDIATELY. CONSULT A FORESTER OR TREE SPECIALIST 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



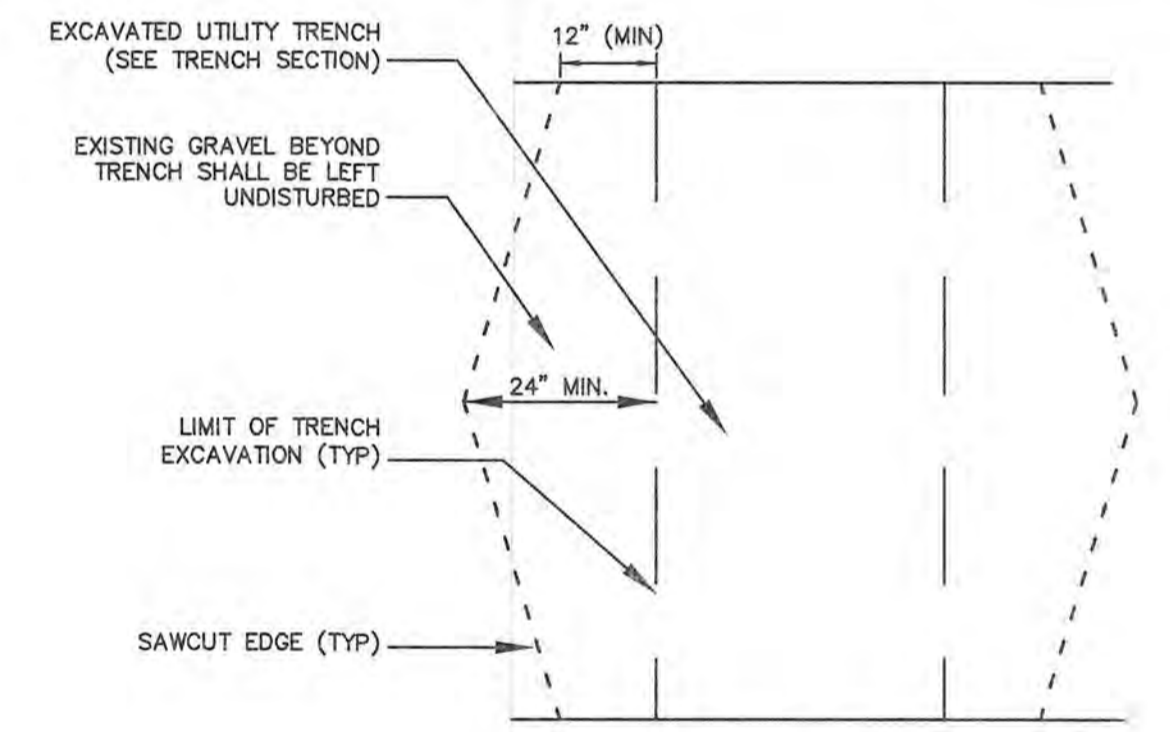
**TEMPORARY DIVERSION SWALE** NOT TO SCALE



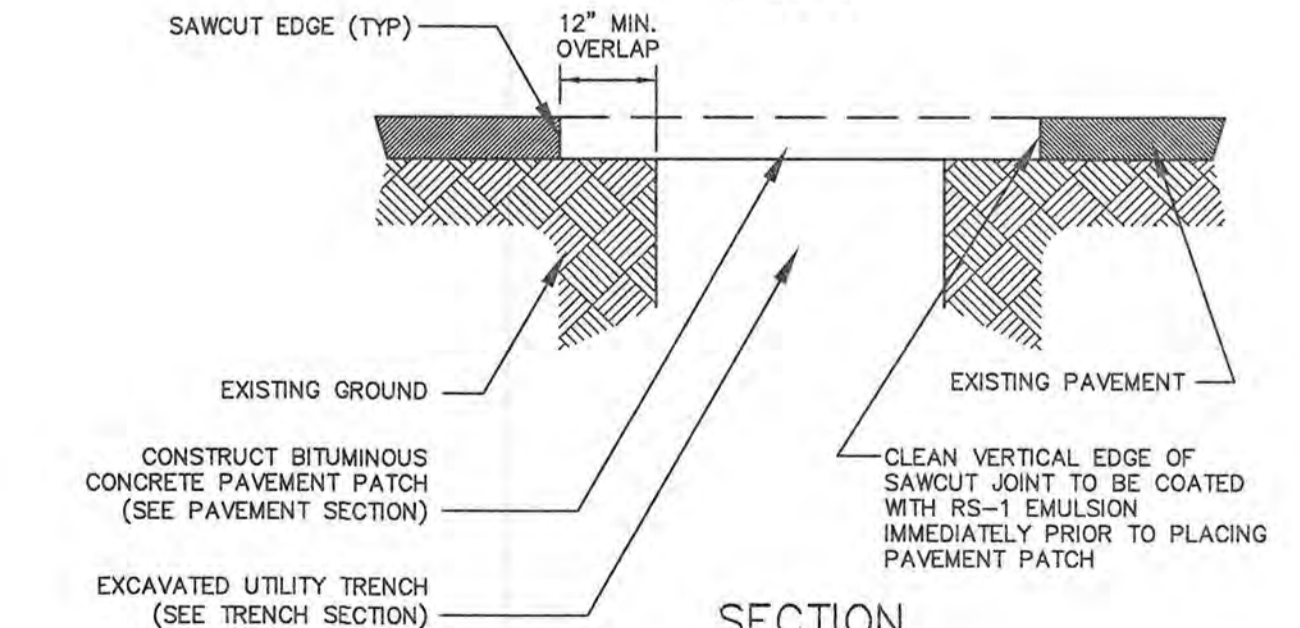
**NOTES:**

1. SILTSOXX OR APPROVED EQUAL SHALL BE USED FOR TUBULAR SEDIMENT BARRIERS.
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
3. COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
4. ALL SEDIMENT TRAPPED BY BARRIER SHALL BE DISPOSED OF PROPERLY.

**TUBULAR SEDIMENT BARRIER DETAIL** NOT TO SCALE



PLAN



SECTION

**NOTES**

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

**TYPICAL TRENCH PATCH** NOT TO SCALE

OWNER:  
BETHEL ASSEMBLY OF GOD  
200 CHASE DRIVE  
PORTSMOUTH, NH 03801  
APPLICANT:  
200 CHASE DRIVE, LLC  
36 MAPLEWOOD AVE.  
PORTSMOUTH, NH 03801

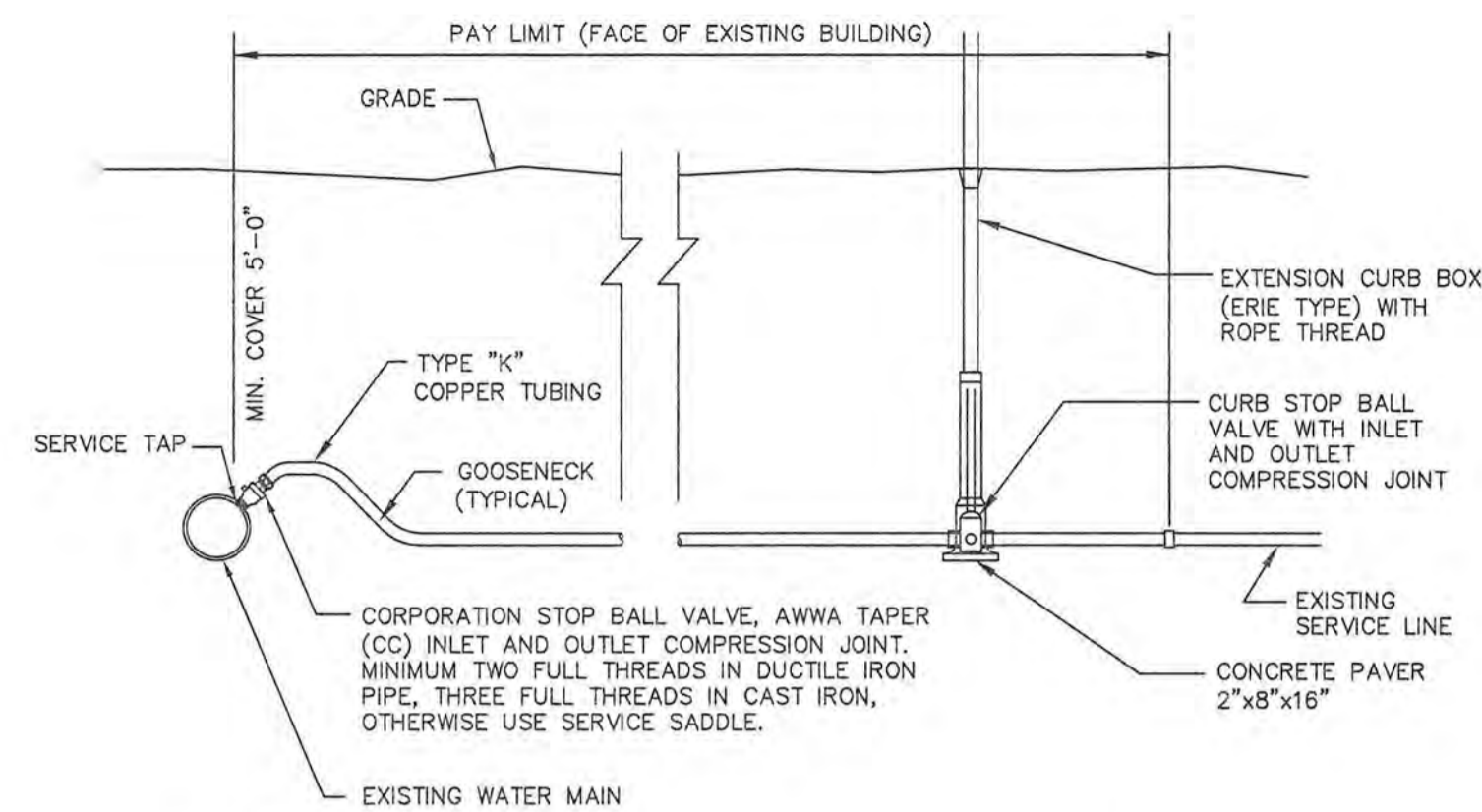
CHASE DRIVE GATEWAY DEVELOPMENT SITE  
200 CHASE DRIVE PORTSMOUTH, NH  
ASSESSOR'S PARCEL 210-2

TITLE:  
**CONSTRUCTION DETAILS**

SHEET NUMBER:  
**D.2**

P-4950

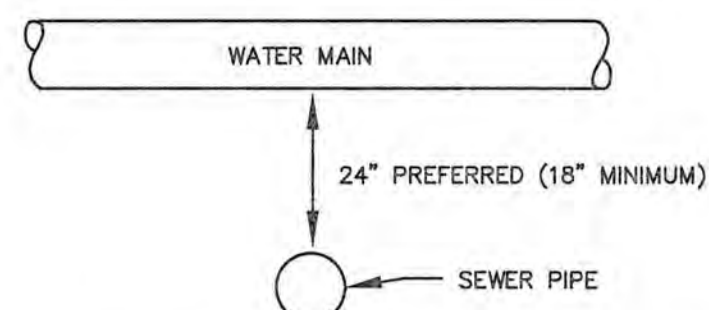




**NOTES**

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.

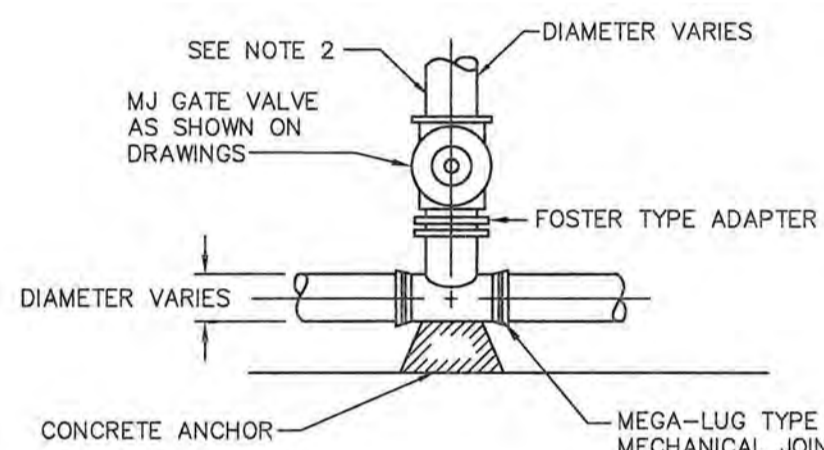
**SERVICE CONNECTION DETAIL NOT TO SCALE**



**NOTES**

1. 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.
2. SEWER PIPE JOINTS SHALL BE LOCATED A MINIMUM OF 6 FEET HORIZONTALLY FROM WATER MAIN.
3. IF THE REQUIRED CONFIGURATION CANNOT BE MET, THE SEWER MAIN SHALL BE CONSTRUCTED TO MEET THE NHDES REQUIREMENTS FOR FORCE MAIN CONSTRUCTION.

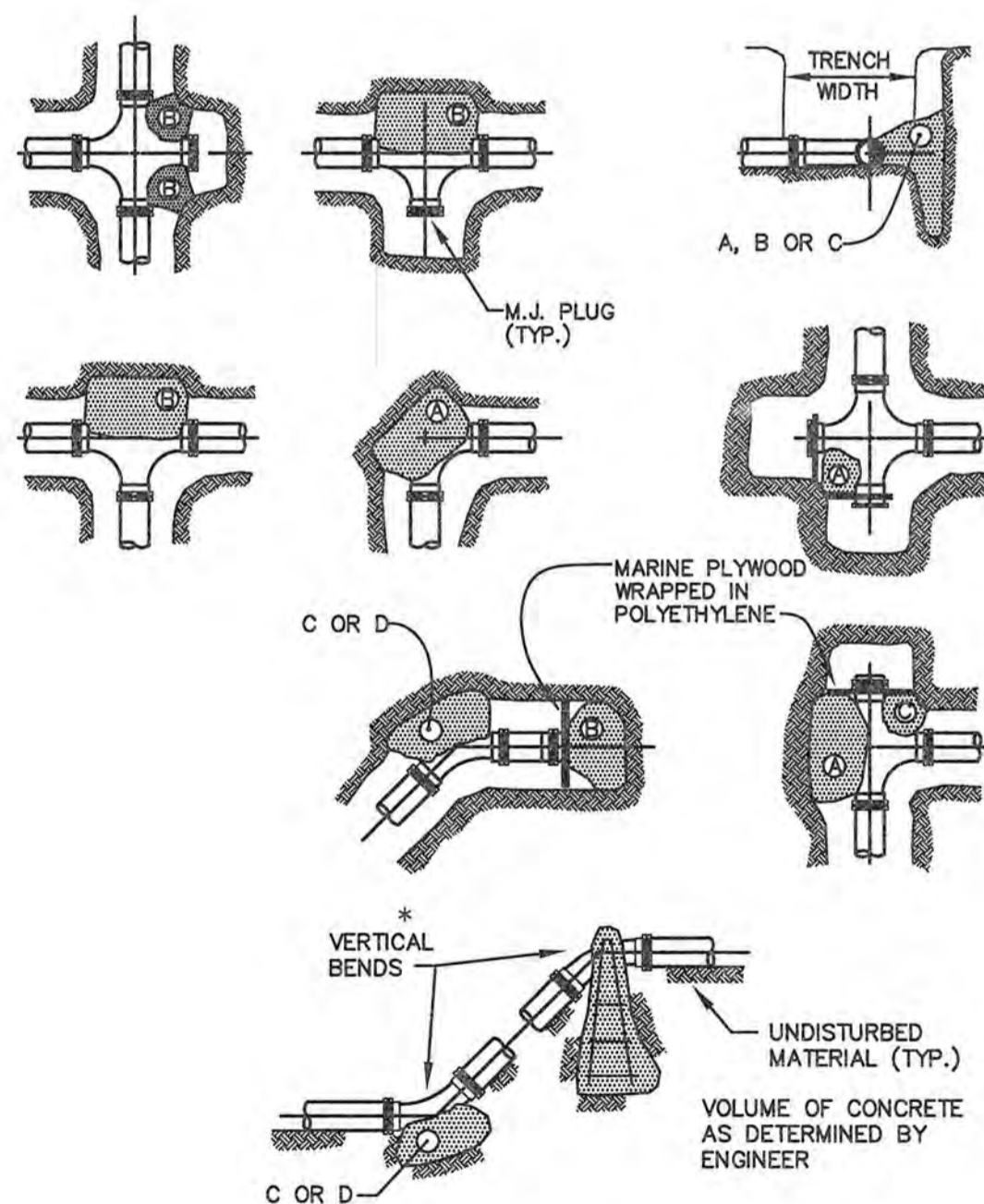
**WATER MAIN / SEWER CROSSING NOT TO SCALE**



**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**



TEST PRESSURE = 150 psf	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

**NOTES**

1. POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE 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.

**THRUST BLOCKING 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



ISSUED FOR:

TAC

ISSUE DATE:

SEPTEMBER 16, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/26/19
1	TAC SUBMISSION	CDB	09/16/19

DRAWN BY: \_\_\_\_\_ CDB

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: 4950DETAILS.DWG

SCALE:

NOT TO SCALE

OWNER:

BETHEL ASSEMBLY OF GOD  
200 CHASE DRIVE  
PORTSMOUTH, NH 03801

APPLICANT:

200 CHASE DRIVE, LLC  
36 MAPLEWOOD AVE.  
PORTSMOUTH, NH 03801

CHASE DRIVE GATEWAY DEVELOPMENT SITE

200 CHASE DRIVE PORTSMOUTH, NH

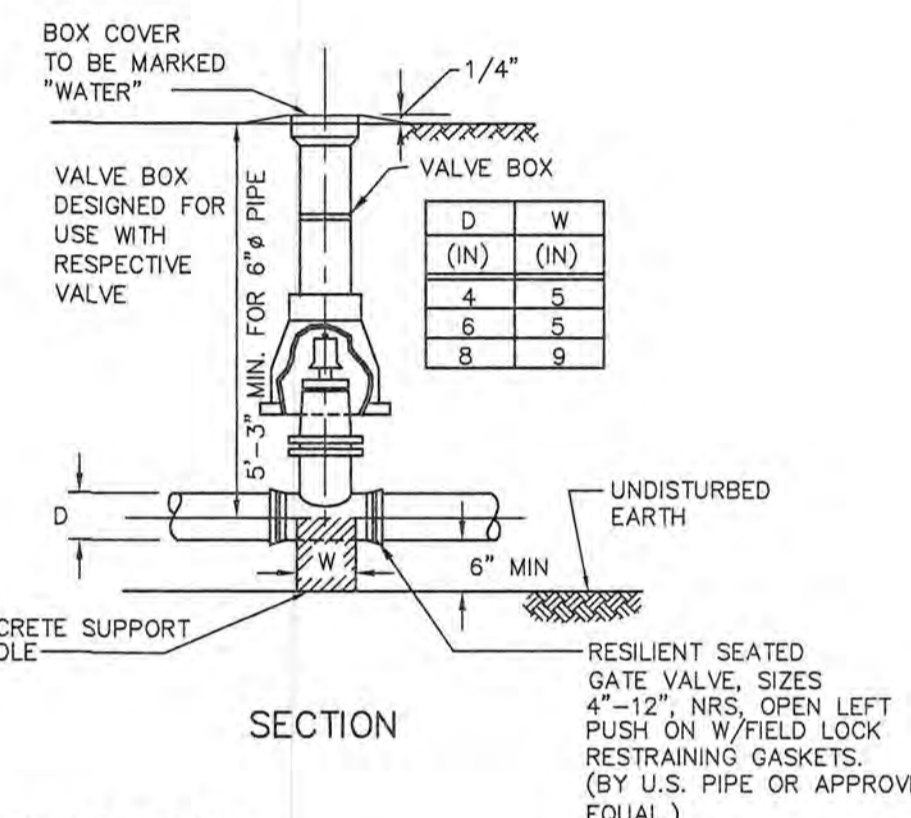
ASSESSOR'S PARCEL 210-2

TITLE:

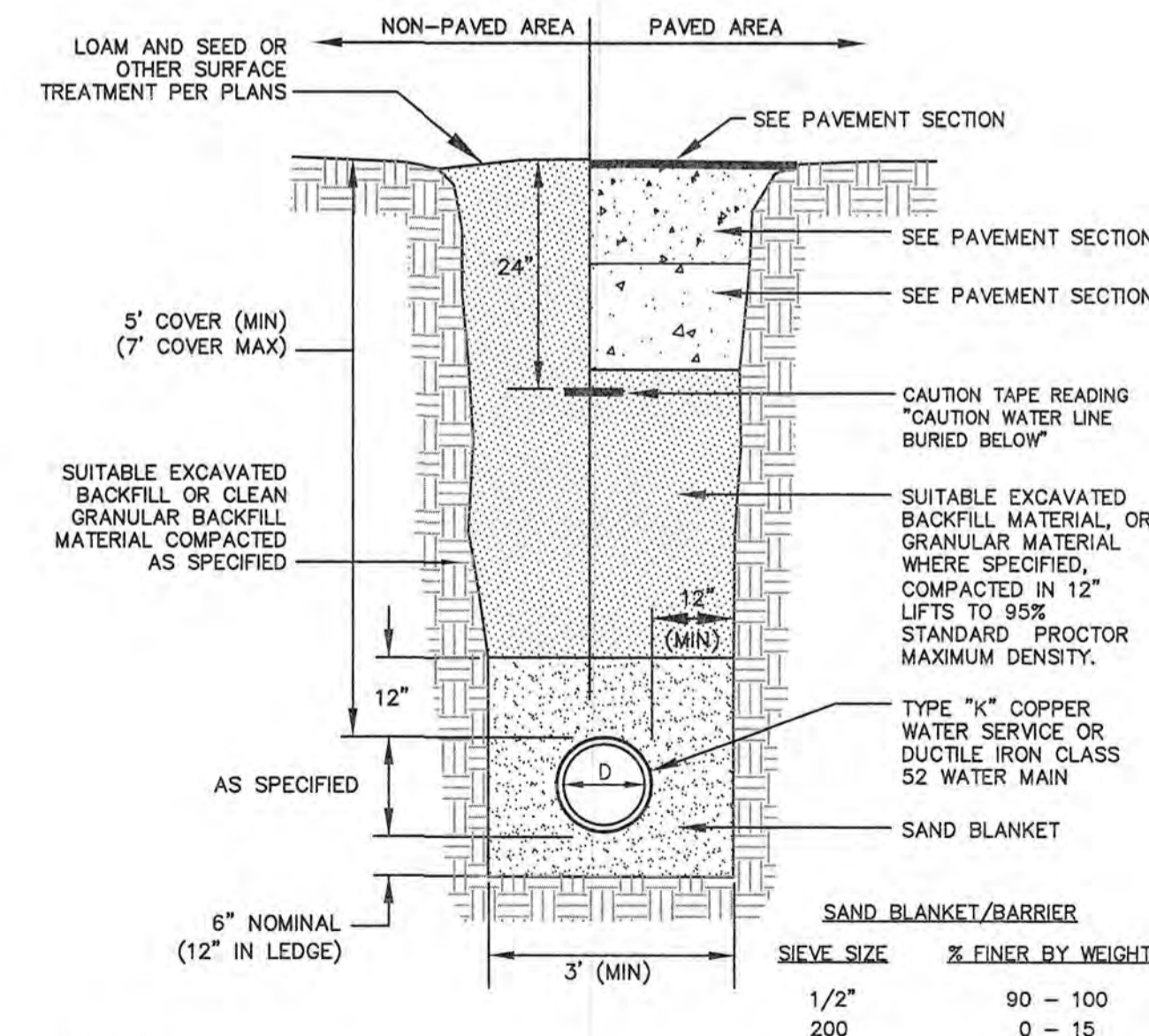
CONSTRUCTION DETAILS

SHEET NUMBER:

D.3



**WATER VALVE 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**

**ELECTRIC / COMMUNICATION TRENCH NOT TO SCALE**

P-4950

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



ISSUED FOR: TAC

ISSUE DATE: OCTOBER 18, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/26/19
1	TAC SUBMISSION	CDB	09/16/19
2	TAC SUBMISSION	CDB	10/18/19

DRAWN BY: \_\_\_\_\_ CDB

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: 4950DETAILS.DWG

SCALE: NOT TO SCALE

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

APPLICANT:  
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36 MAPLEWOOD AVE.  
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CHASE DRIVE GATEWAY DEVELOPMENT SITE

200 CHASE DRIVE  
PORTSMOUTH, NH

ASSESSOR'S PARCEL 210-2

TITLE:  
CONSTRUCTION DETAILS

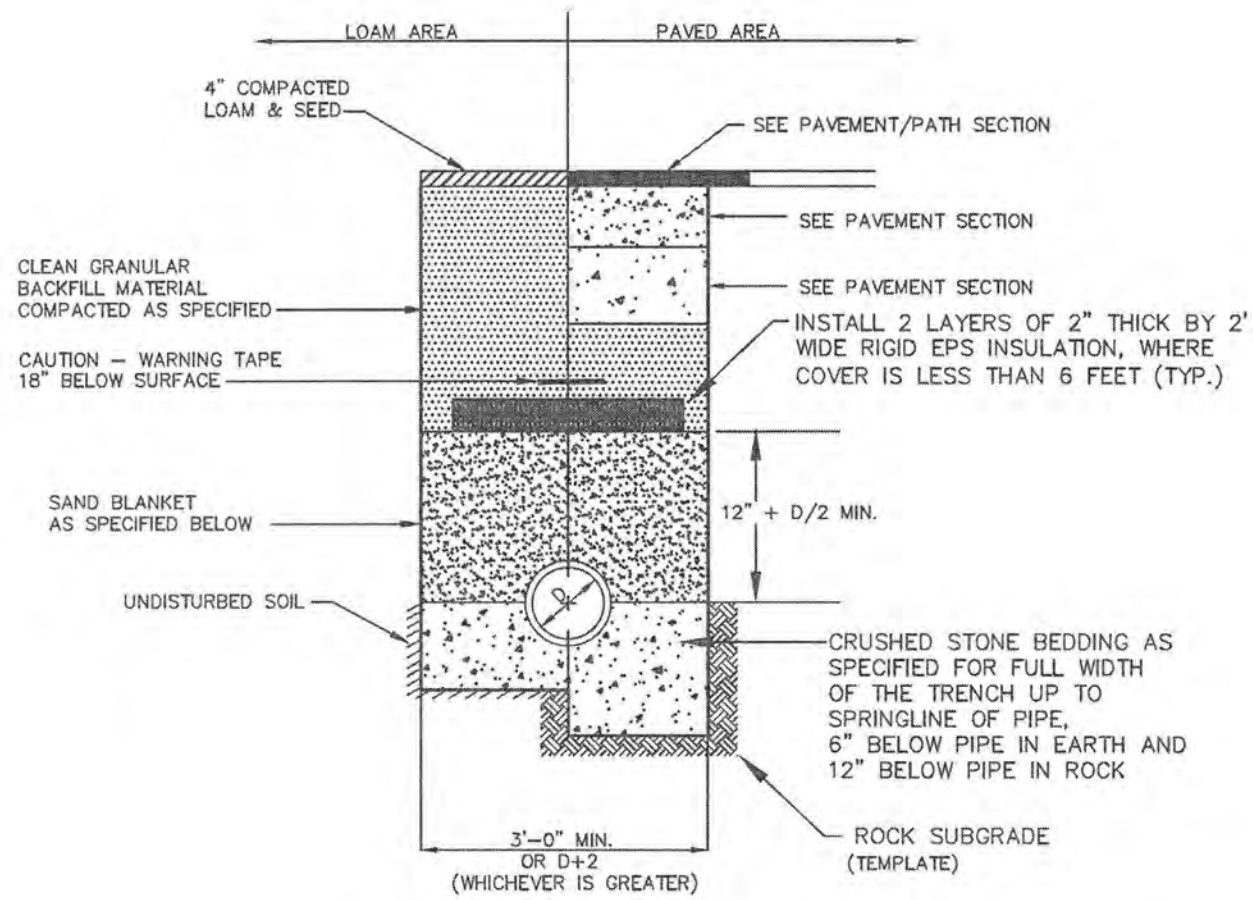
SHEET NUMBER:  
D.4

**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.

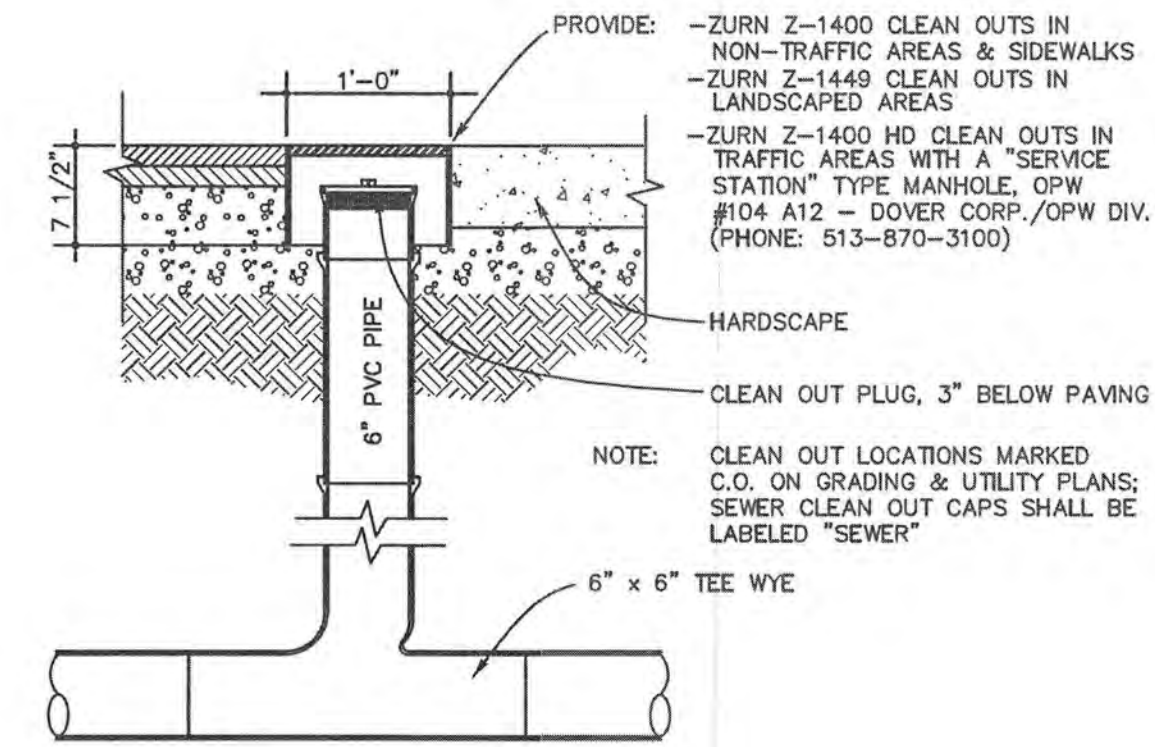


BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

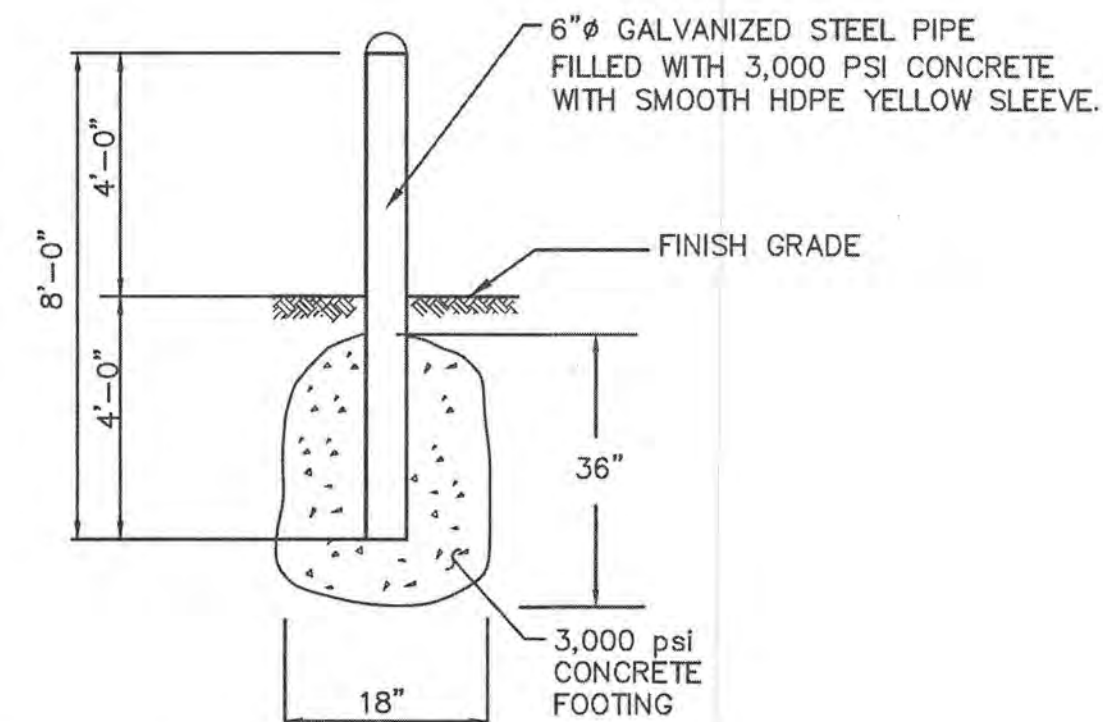
SAND BLANKET		CRUSHED STONE BEDDING *	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

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

**SEWER TRENCH SECTION** NOT TO SCALE



**CLEANOUT DETAIL** NOT TO SCALE



**BOLLARD** NOT TO SCALE

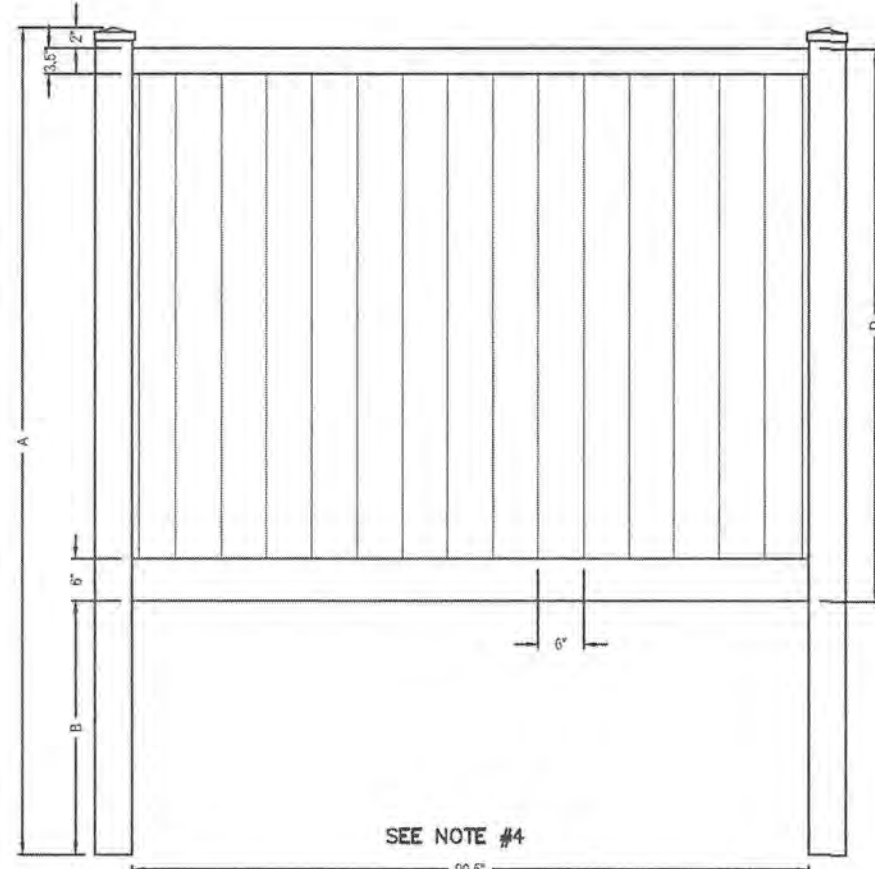
POST CAP STYLE  
NEW ENGLAND - V55NE

POST OPTION  
5' X 5' - 140 Wall  
Post set in concrete

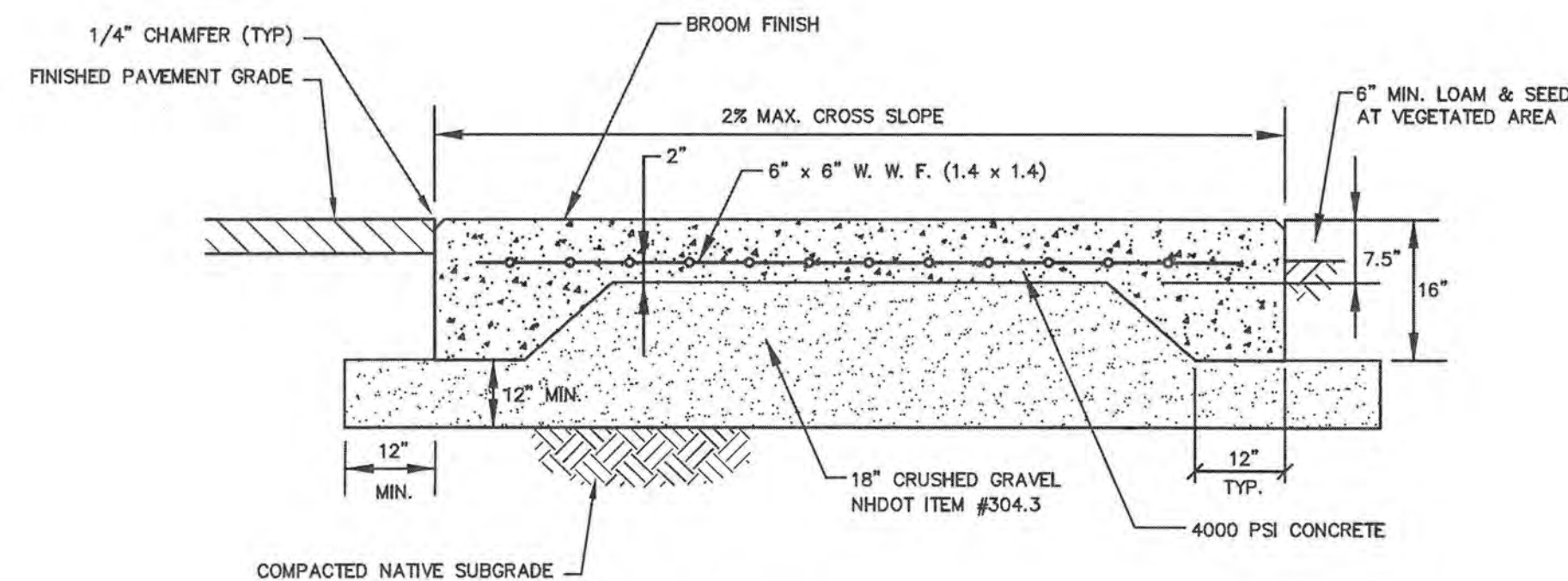
FENCE HEIGHT  
6'-0", see height schedule below

	A	B	C	D
(H)FT	INCHES	(H)FT	INCHES	(H)FT
3	60	3	22	3
4	84	4	34	4
5	96	5	34	5
6	108	6	34	6
8	144	8	46	8
10	168	10	46	10

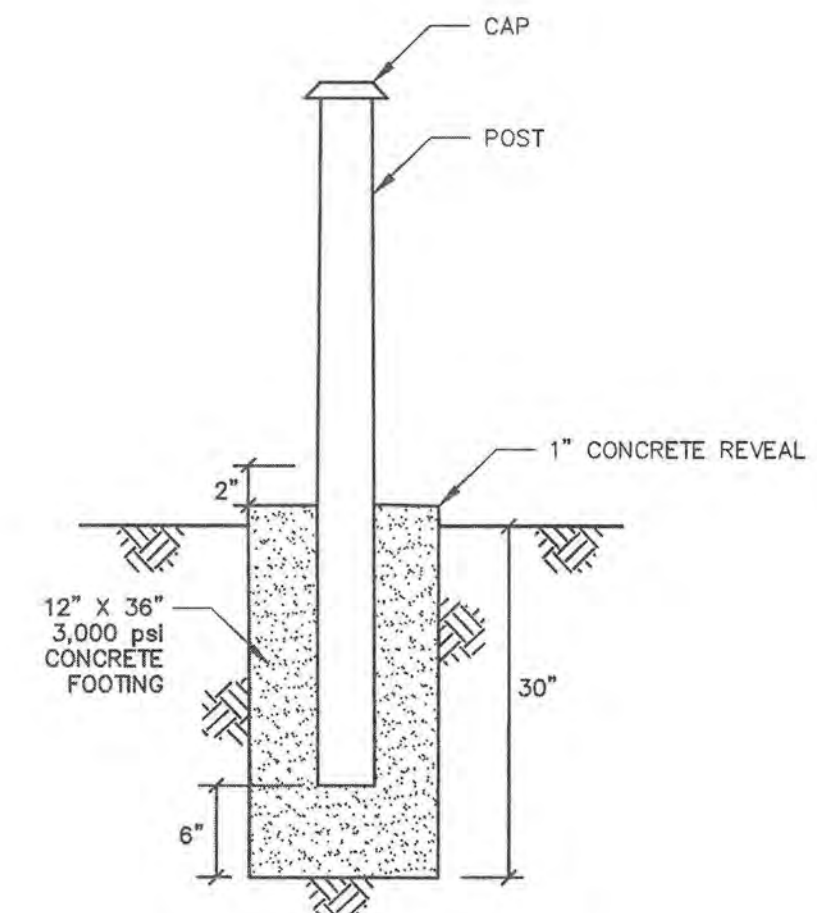
- NOTE:
- FENCE SHALL BE ILLUSION VINYL FENCE PRODUCT OR APPROVED EQUAL.
  - COLOR SHALL BE DETERMINE BY LANDSCAPE ARCHITECT OR APPLICANT.
  - POST SHALL BE SET IN CONCRETE.
  - OPENING CLEARANCE DIMENSIONS PER OWNER REQUIREMENT.



**DUMPSTER/SOLID WASTE STORAGE SCREENING DETAIL** NOT TO SCALE

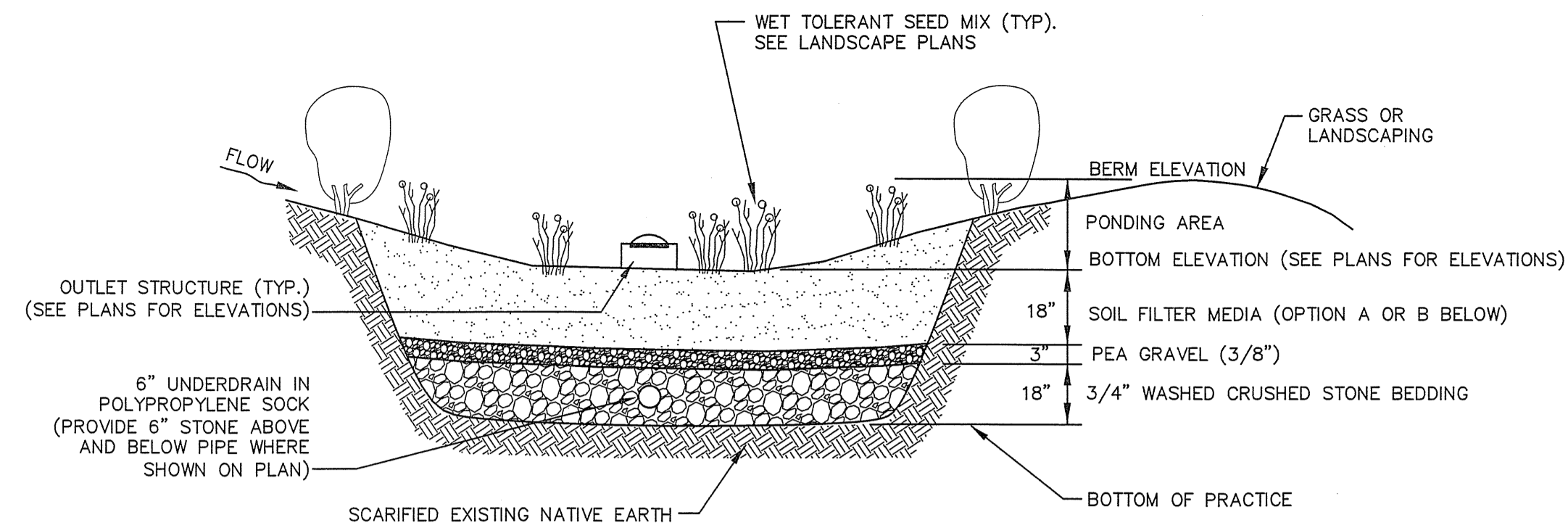


**DUMPSTER SLAB DETAILS** NOT TO SCALE



**FENCE POST DETAIL** NOT TO SCALE

P4950



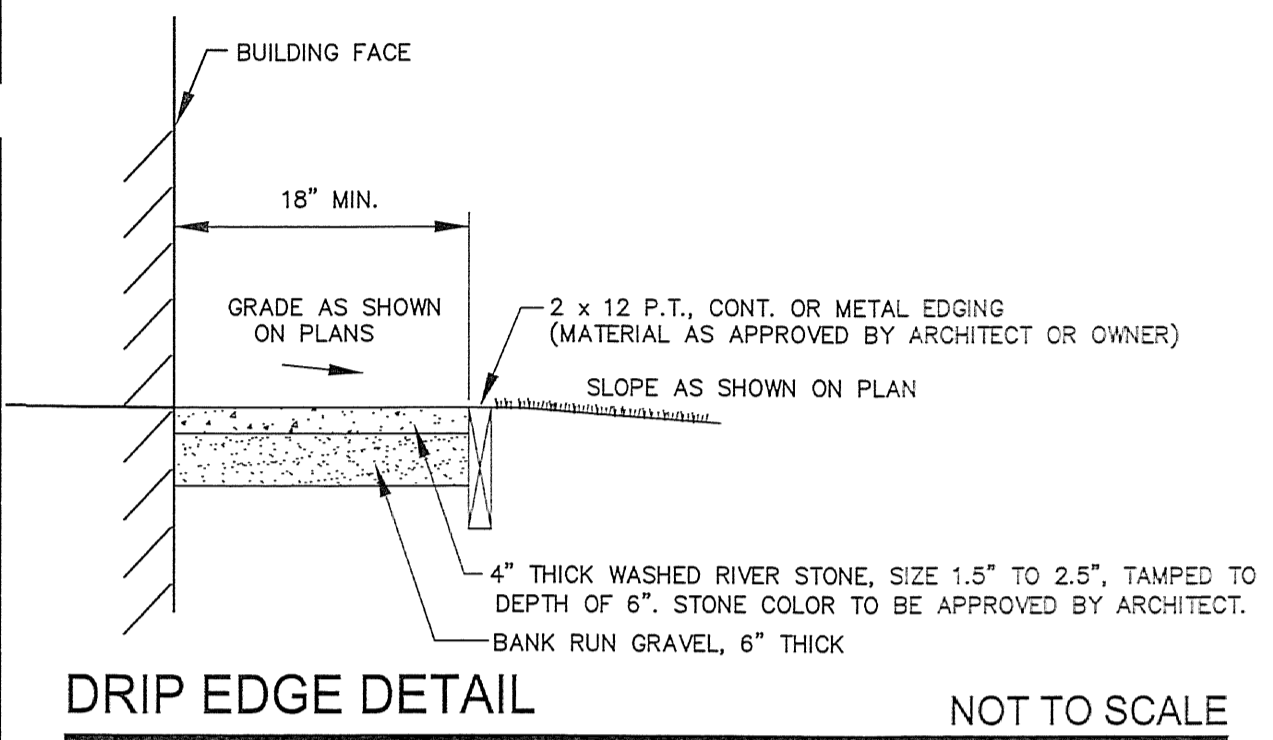
**CRUSHED STONE BEDDING \***

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
<b>Filter Media Option A</b>			
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
<b>Filter Media Option B</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



**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.

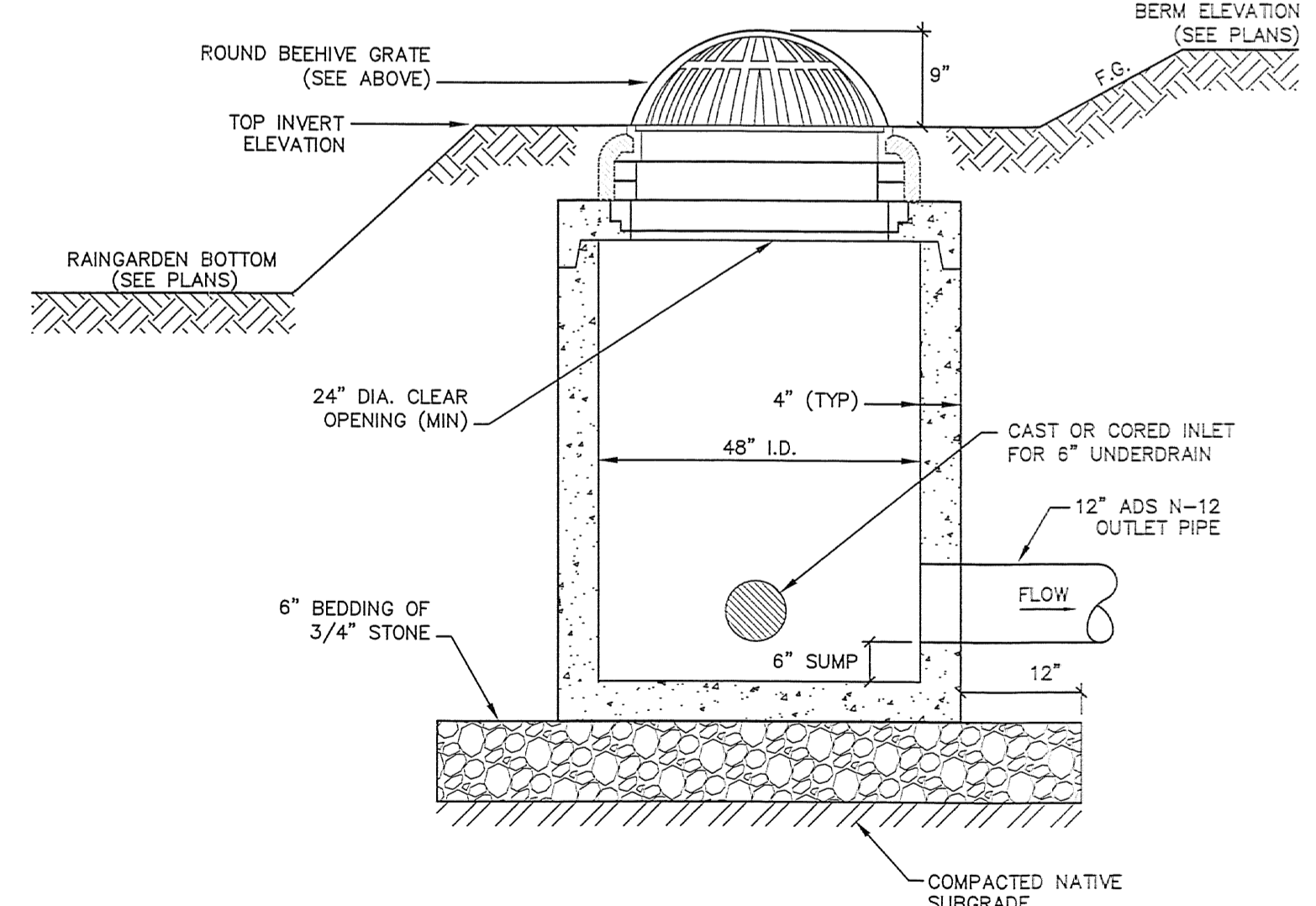
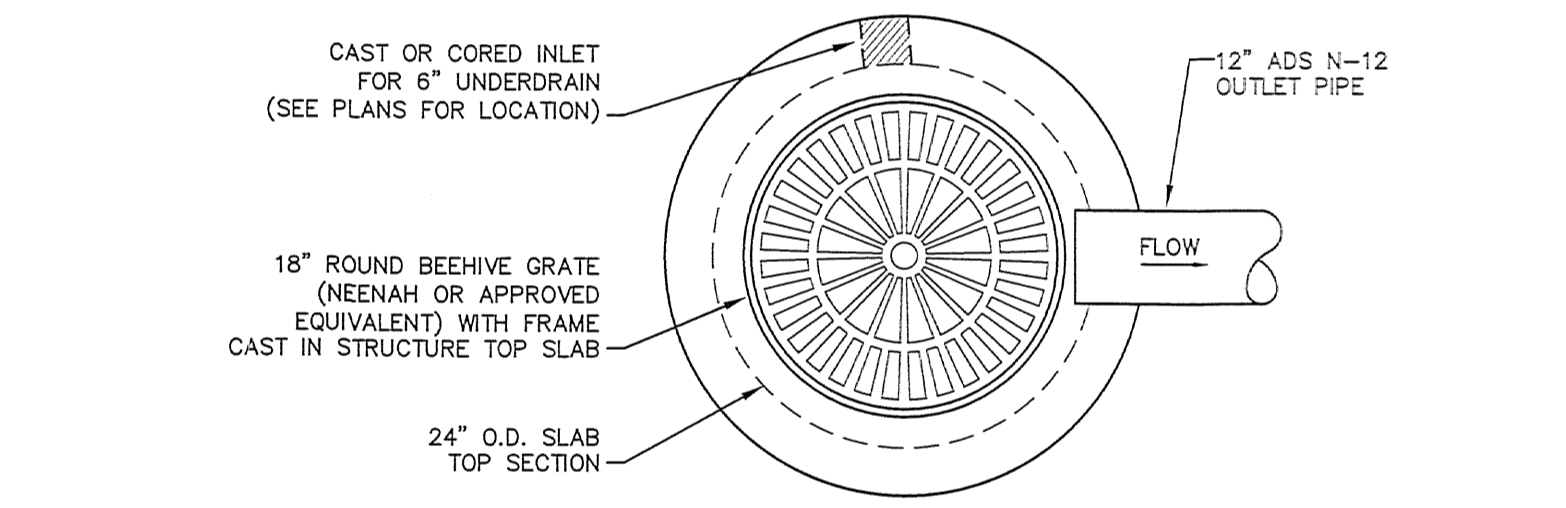
**MAINTENANCE REQUIREMENTS**

- 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.

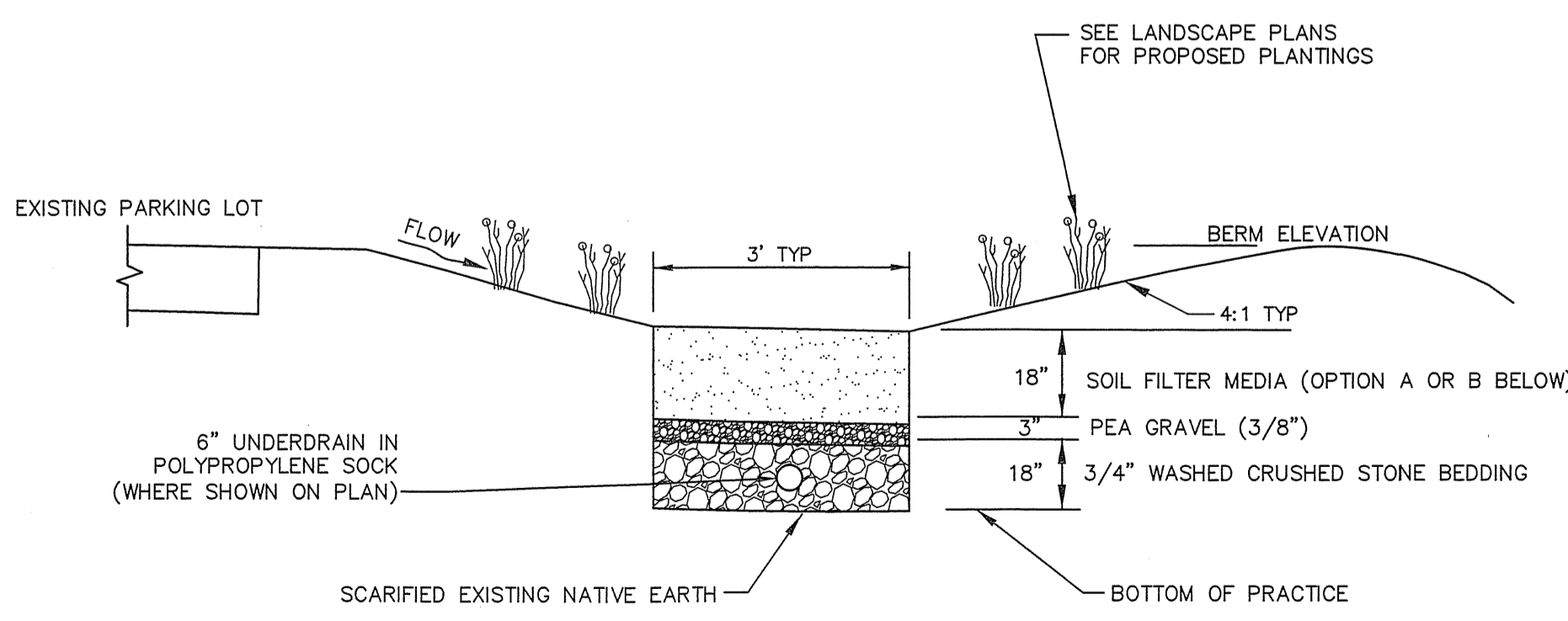
**DESIGN REFERENCES**

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

**TYPICAL RAINGARDEN**



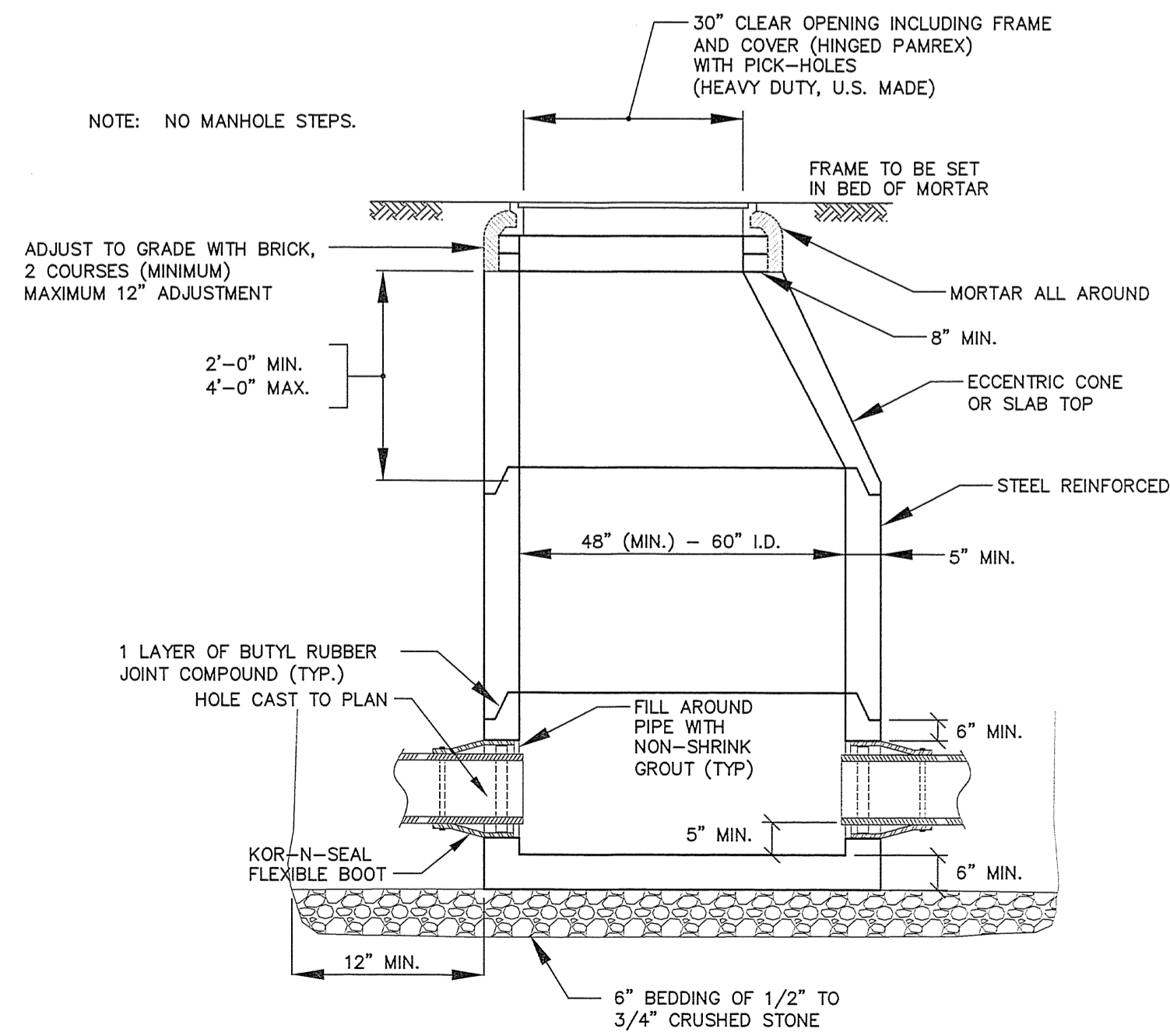
- CONSTRUCTION SPECIFICATIONS**
- OUTLET STRUCTURE SHALL BE CONSTRUCTED ONSITE OR PRECAST TO EQUAL DIMENSIONS.
  - ALL JOINTS AND PIPE OPENINGS SHALL BE SEALED WATERTIGHT WITH MORTAR.
  - STRUCTURE IS TO BE BUILT TO WITHSTAND H2O LOADING.
  - SOIL UNDERLYING THE STRUCTURE'S GRAVEL BASE PAD AND THE PAD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



**NOTES:**

- SEE RAINGARDEN DETAIL FOR FILTER MEDIA OPTIONS AND AND CRUSHED STONE REQUIREMENT.

**INFILTRATION TRENCH DETAIL NOT TO SCALE**



**DRAIN MANHOLE DETAIL NOT TO SCALE**

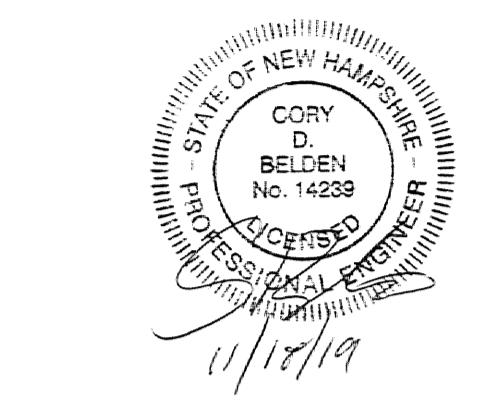
**OUTLET STRUCTURE DETAIL NOT TO SCALE**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER:

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



ISSUED FOR: **PLANNING BOARD APPROVAL**

ISSUE DATE: **NOVEMBER 18, 2019**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	06/28/19
1	TAC SUBMISSION	CDB	09/18/19
2	TAC COMMENTS	CDB	11/18/19

DRAWN BY: \_\_\_\_\_ CDB  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 4950DETAILS.DWG

SCALE: **NOT TO SCALE**

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

APPLICANT: **200 CHASE DRIVE, LLC**  
**36 MAPLEWOOD AVE.**  
**PORTSMOUTH, NH 03801**

PROJECT: **CHASE DRIVE GATEWAY DEVELOPMENT SITE**

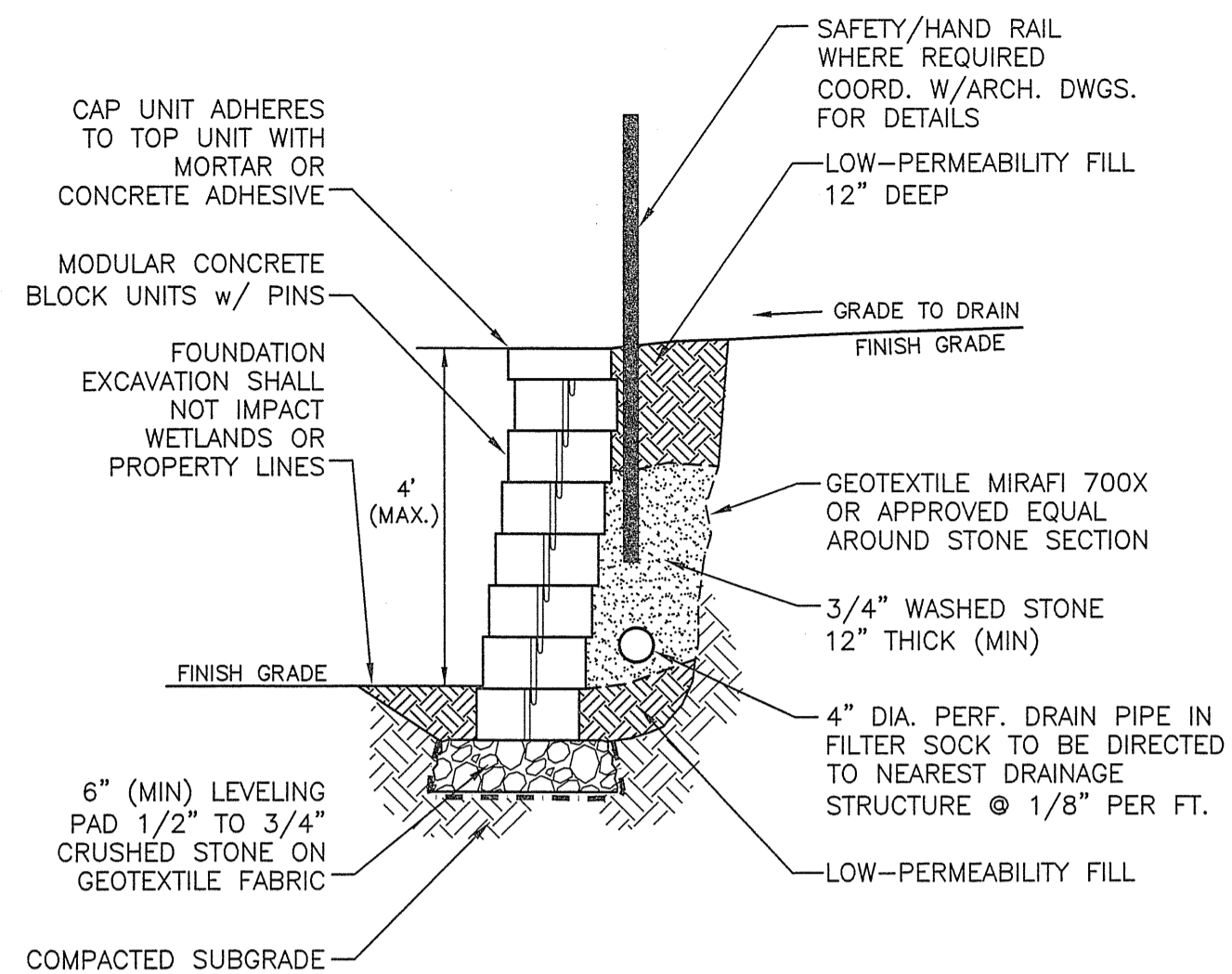
**200 CHASE DRIVE**  
**PORTSMOUTH, NH**

ASSESSOR'S PARCEL **210-2**

TITLE: **CONSTRUCTION DETAILS**

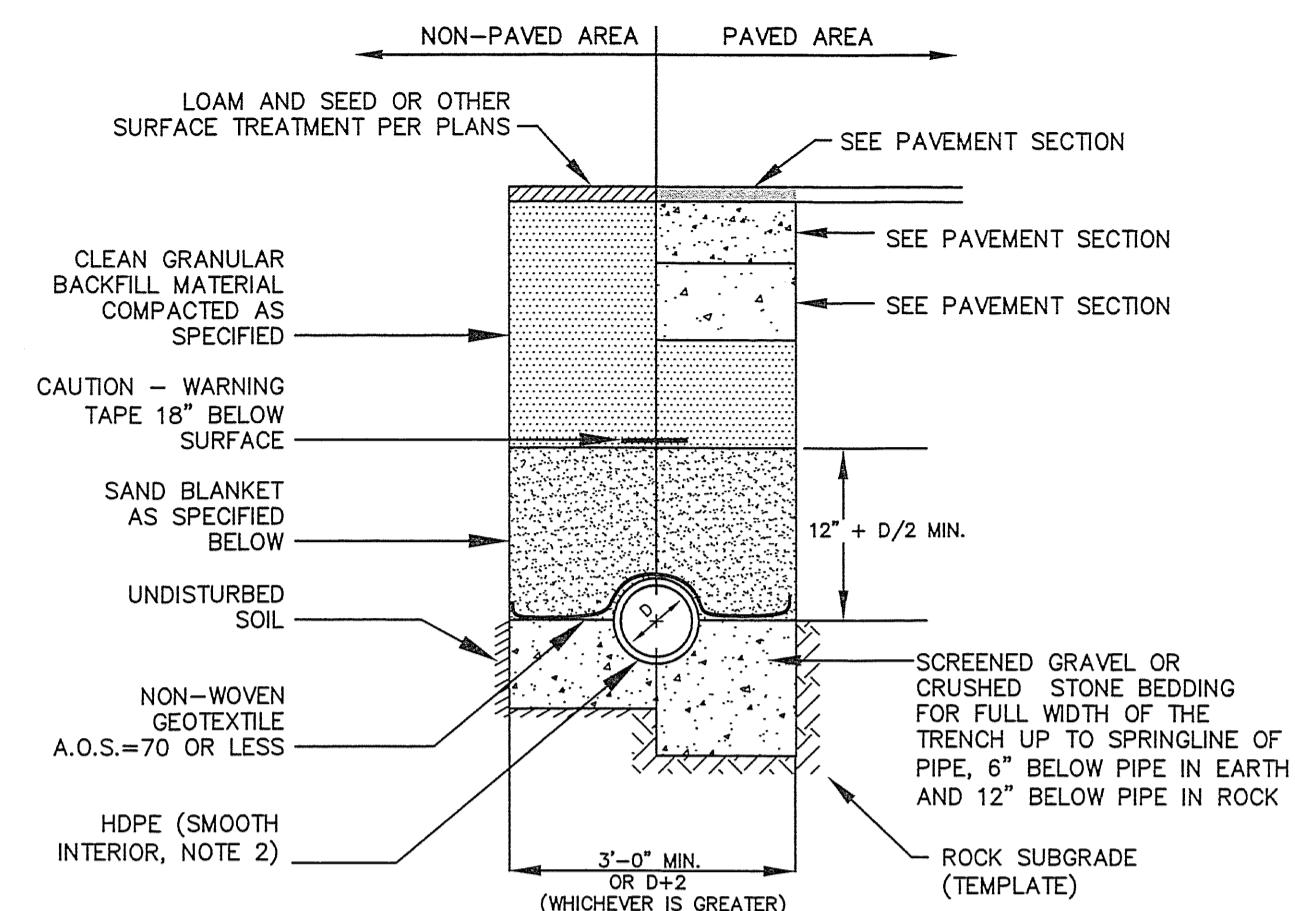
SHEET NUMBER: **D.5**

P-4950



- NOTES:**
1. TYPICAL MODULAR BLOCK SHALL BE PRECAST CONCRETE MEASURING APPROXIMATELY 16"x12"x6". OTHER BLOCK SIZES MAY BE APPROVED BY THE ENGINEER UPON REQUEST. CAP UNITS SHALL BE PER THE STANDARDS OF THE SELECTED MANUFACTURER.
  2. BLOCK MANUFACTURER SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
  3. WALL SHALL BE INSTALLED PER THE REQUIREMENTS OF THE MANUFACTURER.
  4. WALL HEIGHT SHALL NOT EXCEED 4' WITHOUT DESIGN DRAWINGS STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER.
  5. LOCKING PINS MAY OR MAY NOT BE REQUIRED BASED ON THE WALL MANUFACTURER APPROVED BY THE ENGINEER.
  6. WALL SHALL BE EMBEDDED BELOW EXISTING GRADE THE DEPTH OF AT LEAST ONE BLOCK UNLESS OTHERWISE SPECIFIED BY THE WALL MANUFACTURER.
  7. WALL BATTER SHALL BE PER THE MANUFACTURER'S SPECIFICATIONS.
  8. BLOCK FINISH SHALL BE AT THE DISCRETION OF THE OWNER.
  9. MODULAR BLOCK RETAINING WALL SHALL BE DIAMOND PRO WALL SYSTEM BY ANCHOR WALL SYSTEMS (OR APPROVED EQUAL). VERIFY WITH OWNER & ARCHITECT.

**MODULAR BLOCK RETAINING WALL 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. 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**

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER:

**ALTUS ENGINEERING, INC.**

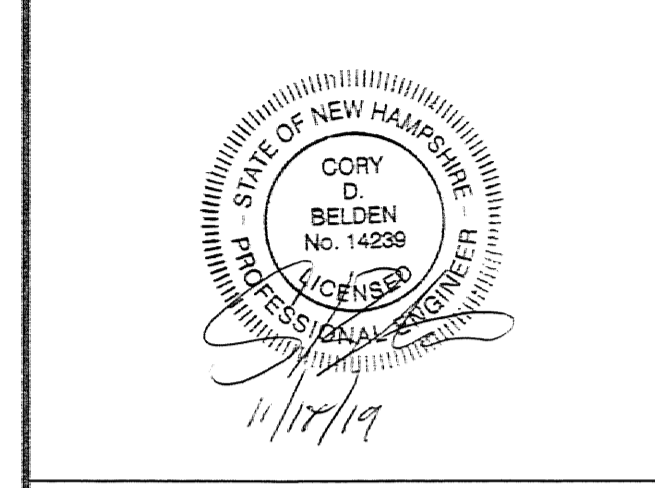
133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.COM

ISSUED FOR:

**PLANNING BOARD APPROVAL**

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3	TAC COMMENTS	CDB	11/18/19

DRAWN BY: \_\_\_\_\_ CDB

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: \_\_\_\_\_ 4950DETAILS.DWG

SCALE:

**NOT TO SCALE**

OWNER:

**BETHEL ASSEMBLY OF GOD**  
200 CHASE DRIVE  
PORTSMOUTH, NH 03801

APPLICANT:

**200 CHASE DRIVE, LLC**  
36 MAPLEWOOD AVE.  
PORTSMOUTH, NH 03801

PROJECT:

**CHASE DRIVE GATEWAY DEVELOPMENT SITE**

200 CHASE DRIVE  
PORTSMOUTH, NH

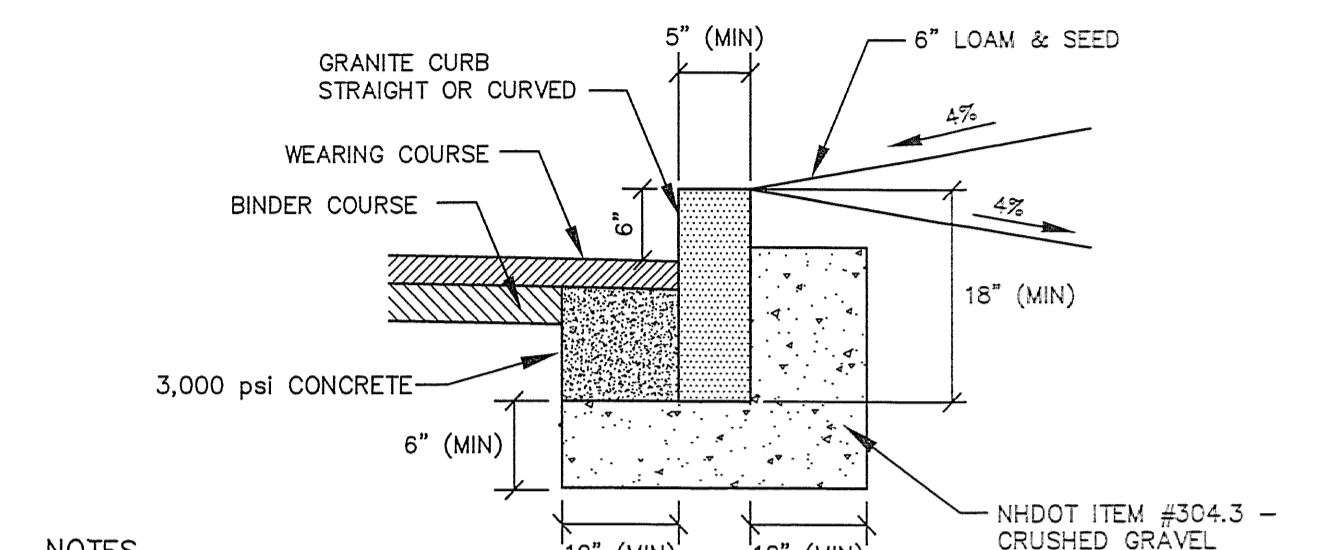
ASSESSOR'S PARCEL  
210-2

TITLE:

**CONSTRUCTION DETAILS**

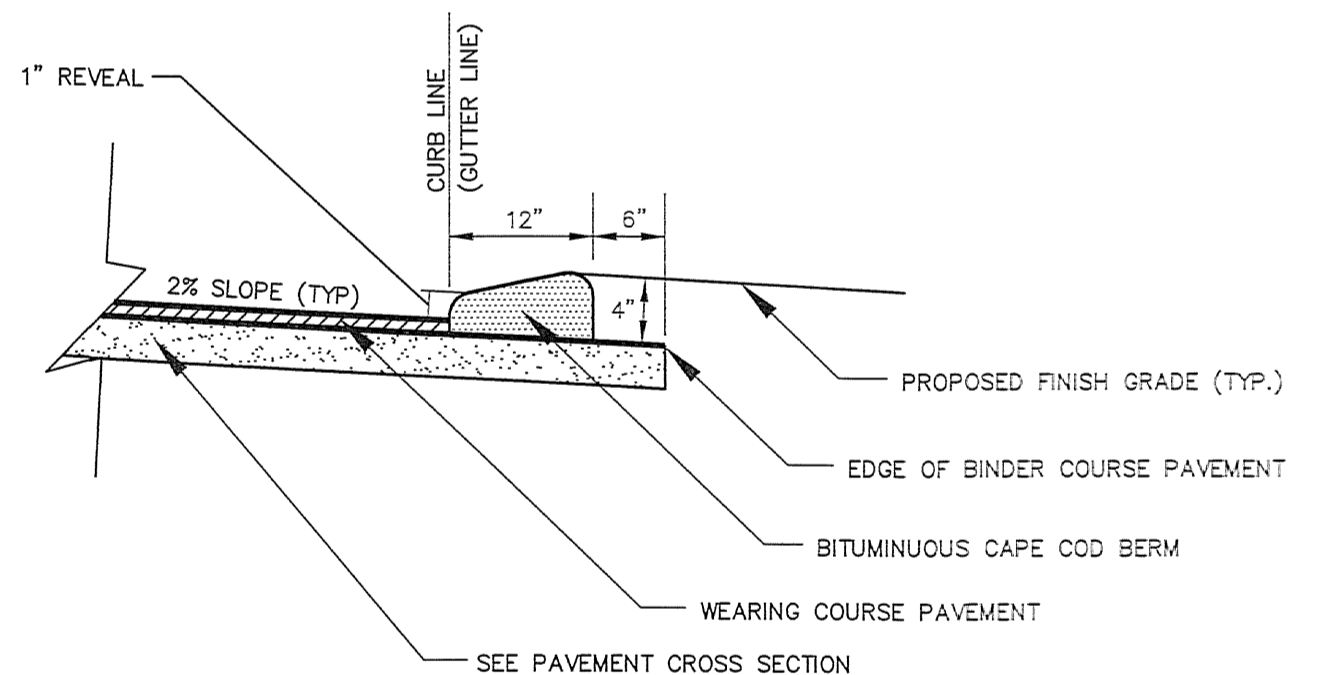
SHEET NUMBER:

**D.6**

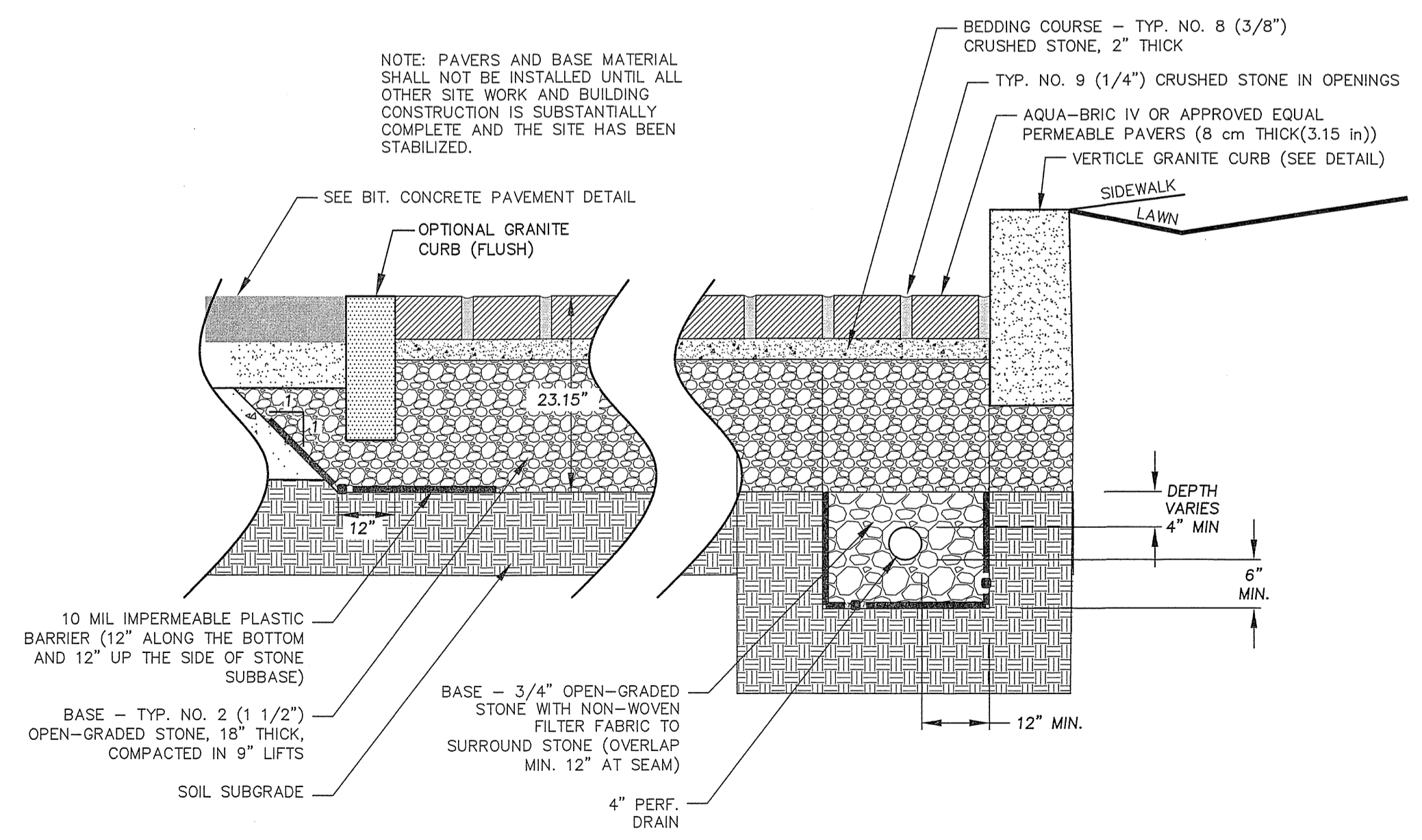


- NOTES:**
1. SEE PLANS FOR CURB LOCATION.
  2. SEE PLANS FOR PAVEMENT CROSS SECTION.
  3. ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATELY THE SAME LENGTH.
  4. MINIMUM LENGTH OF CURB STONES = 4'.
  5. MAXIMUM LENGTH OF CURB STONES = 10'.
  6. MAXIMUM LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART.
  7. CURB ENDS TO ROUNDED AND BATTERED FACES TO BE CUT WHEN CALL FOR ON THE PLANS.
  8. CURB SHALL BE INSTALLED PRIOR TO PLACEMENT OF TOP PAVEMENT COURSE.
  9. 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'         |

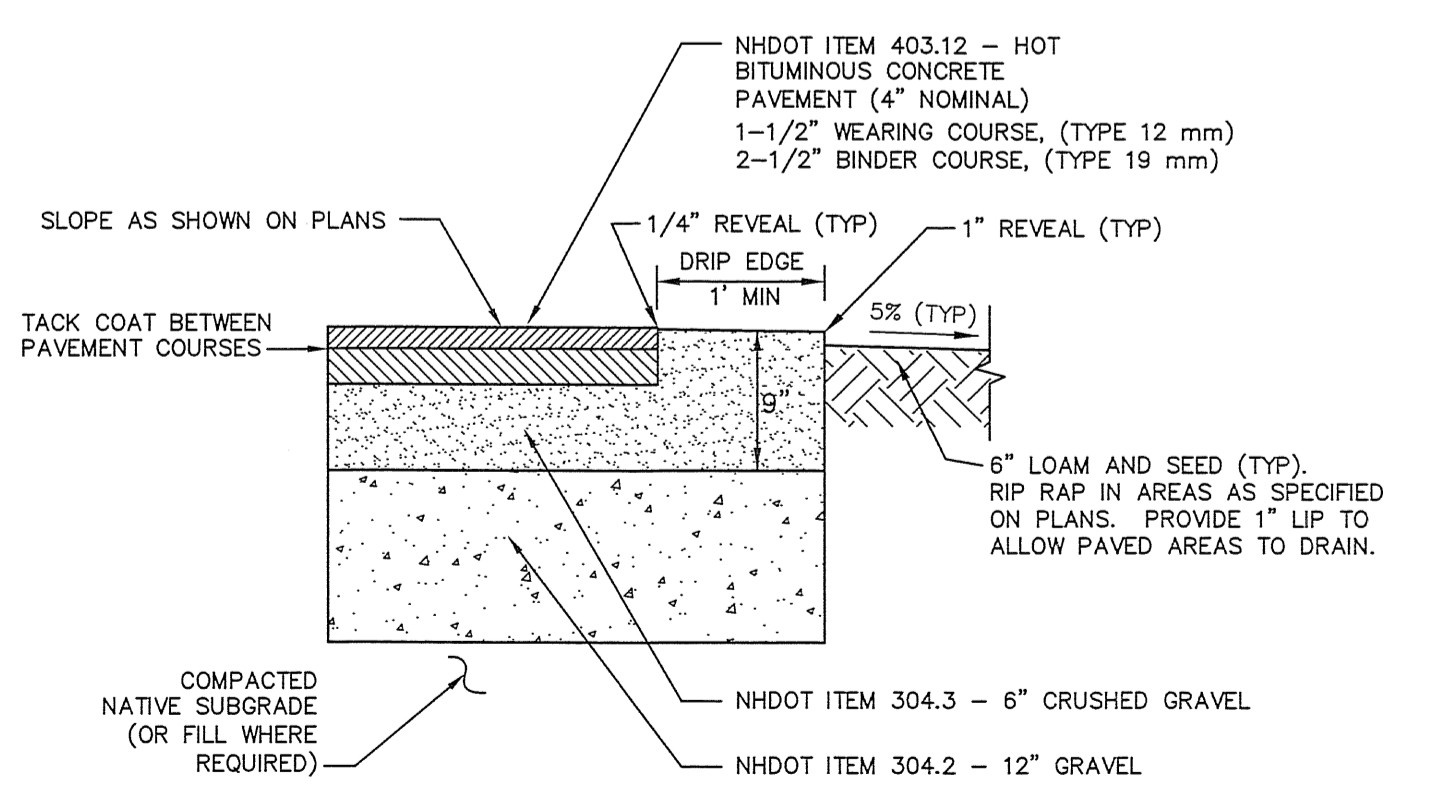
**VERTICAL GRANITE CURB NOT TO SCALE**



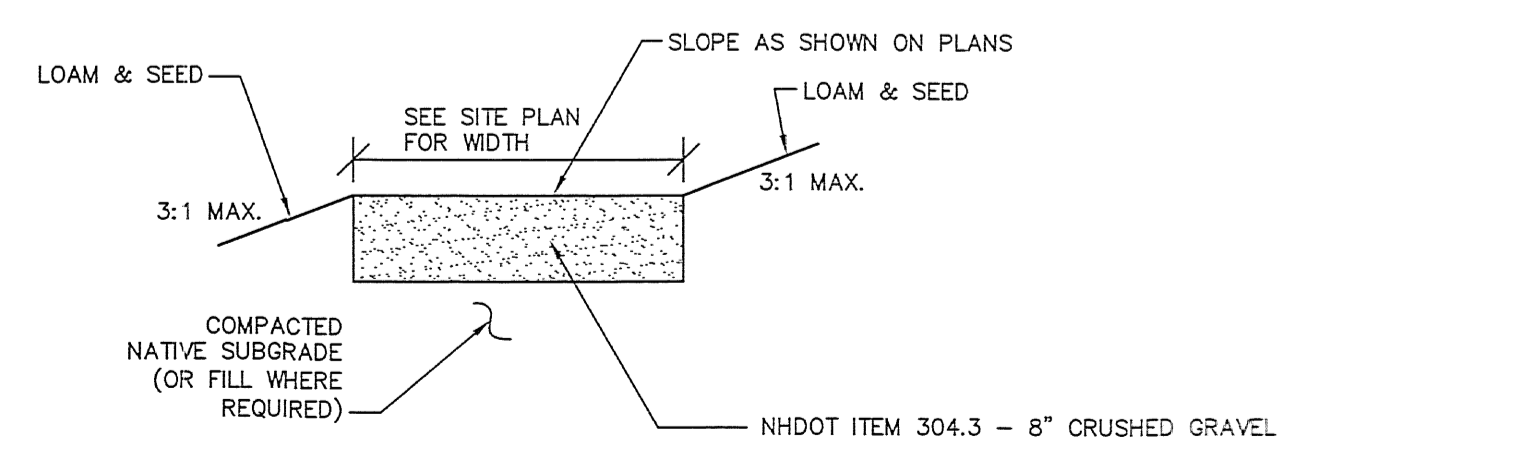
**CAPE COD BERM NOT TO SCALE**



**PERMEABLE PAVERS DETAIL NOT TO SCALE**

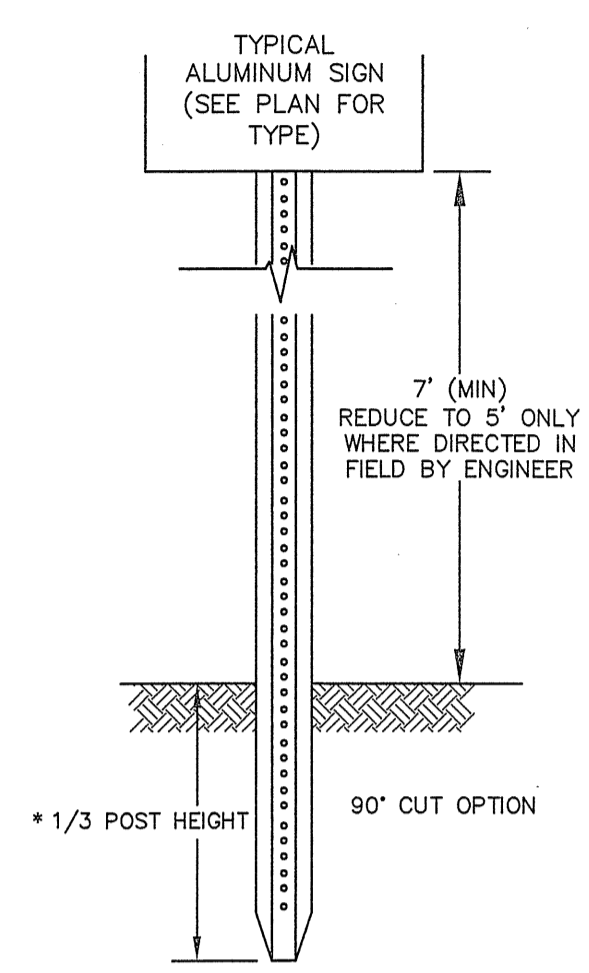
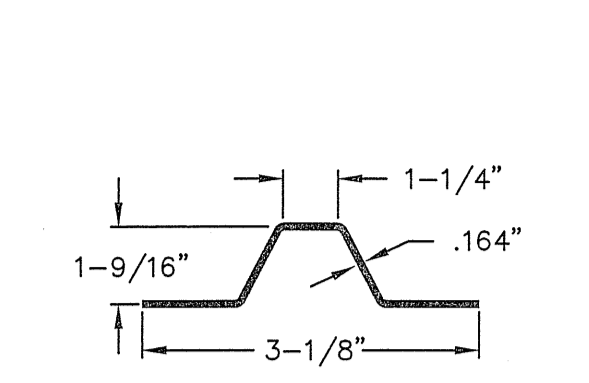


**PAVEMENT CROSS SECTION NOT TO SCALE**



**GRAVEL PATH CROSS SECTION NOT TO SCALE**

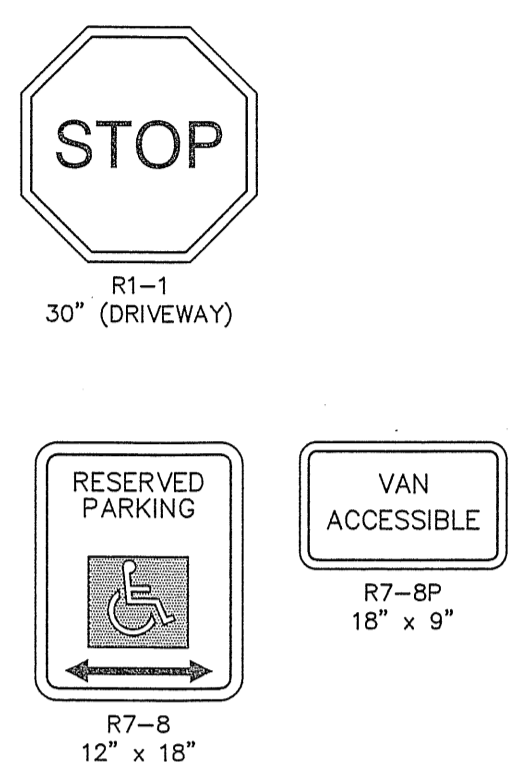
P-4950



**NOTES**

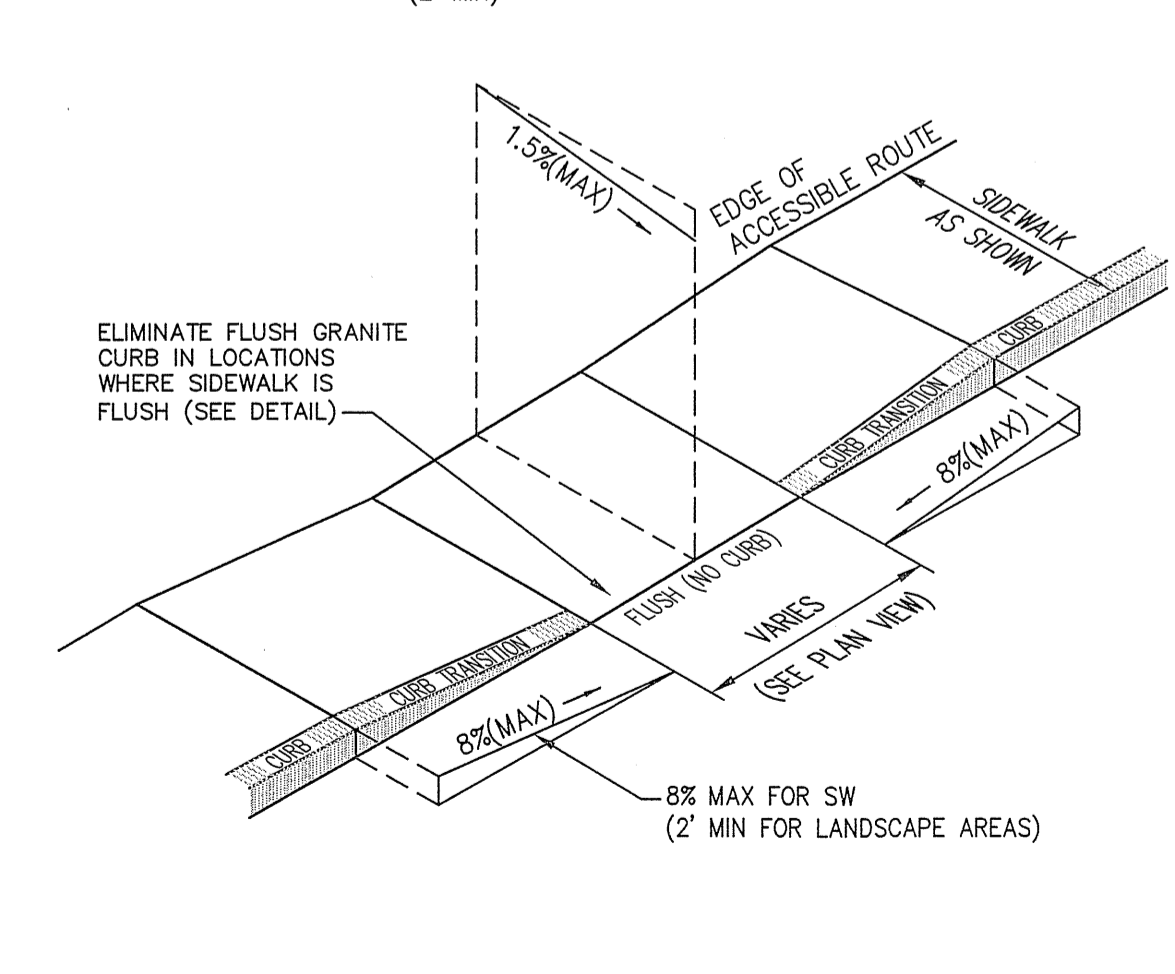
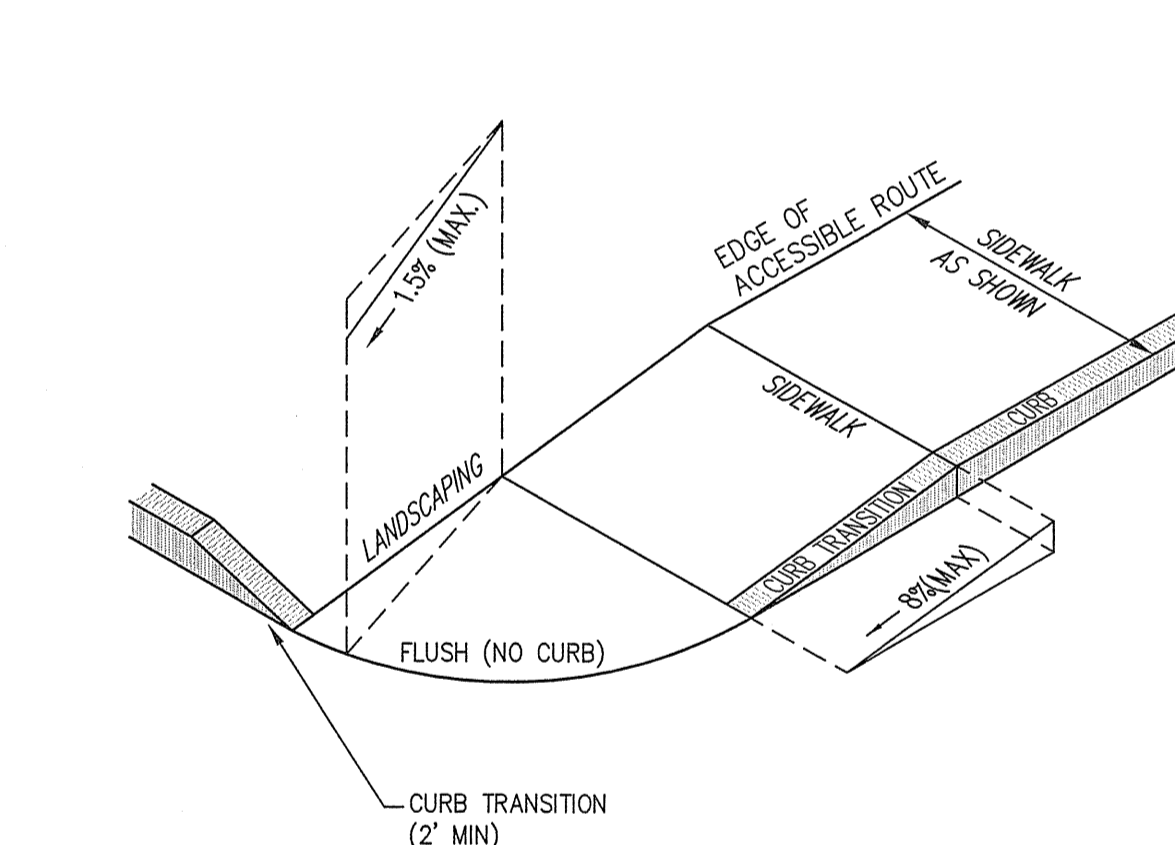
1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

**SIGN DETAILS NOT TO SCALE**

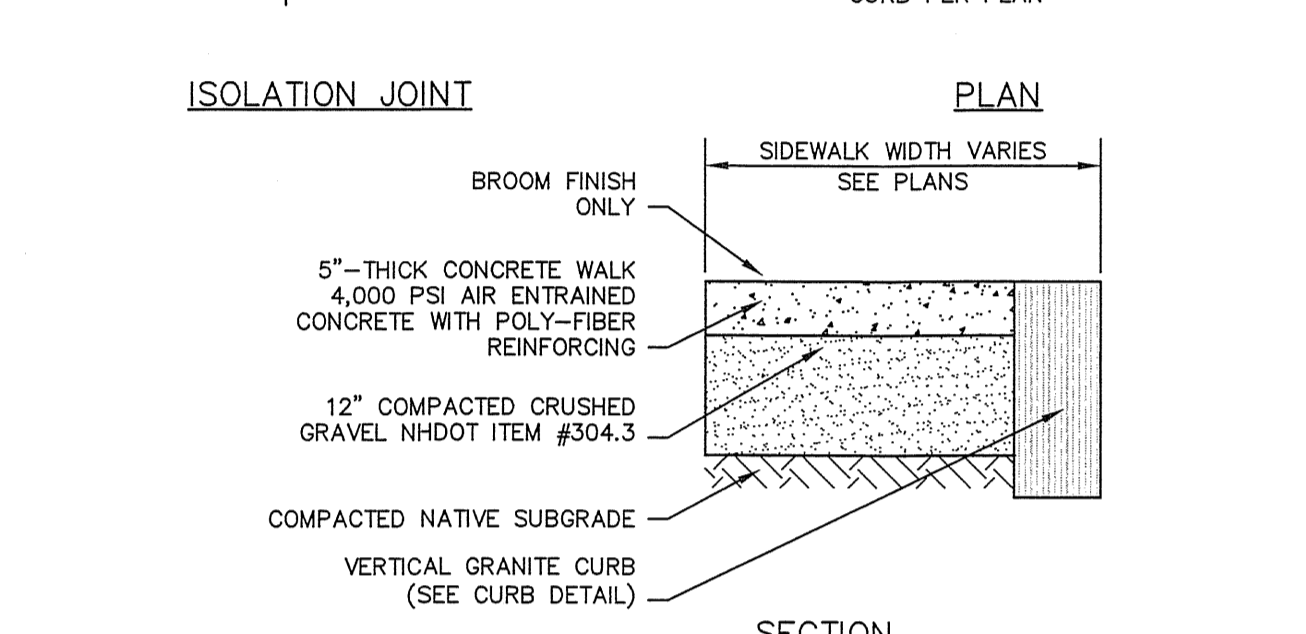
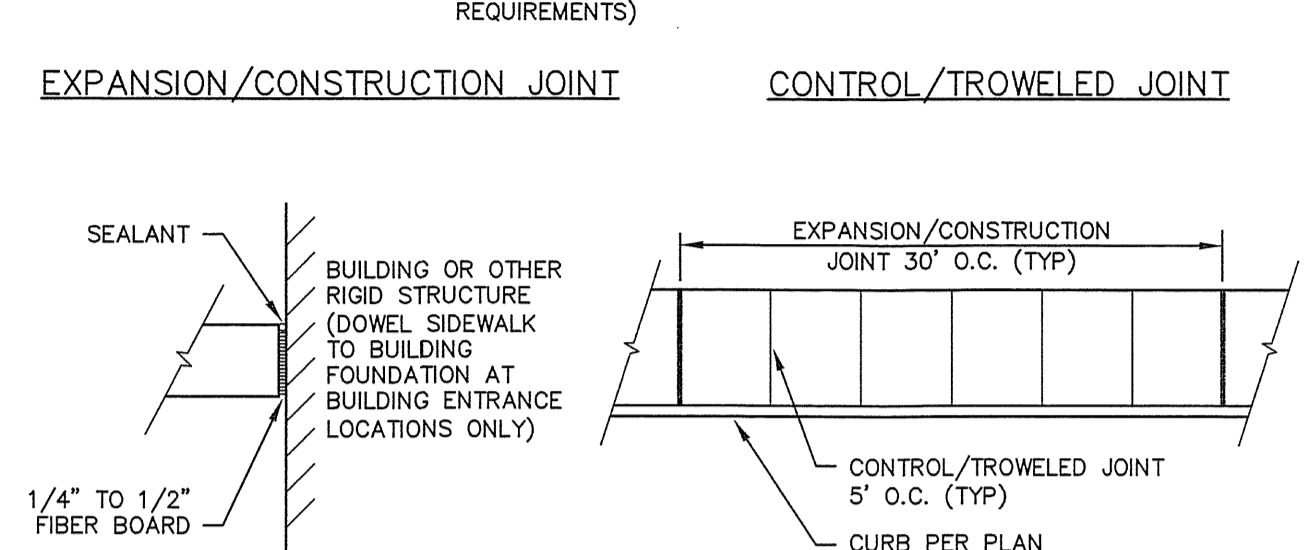
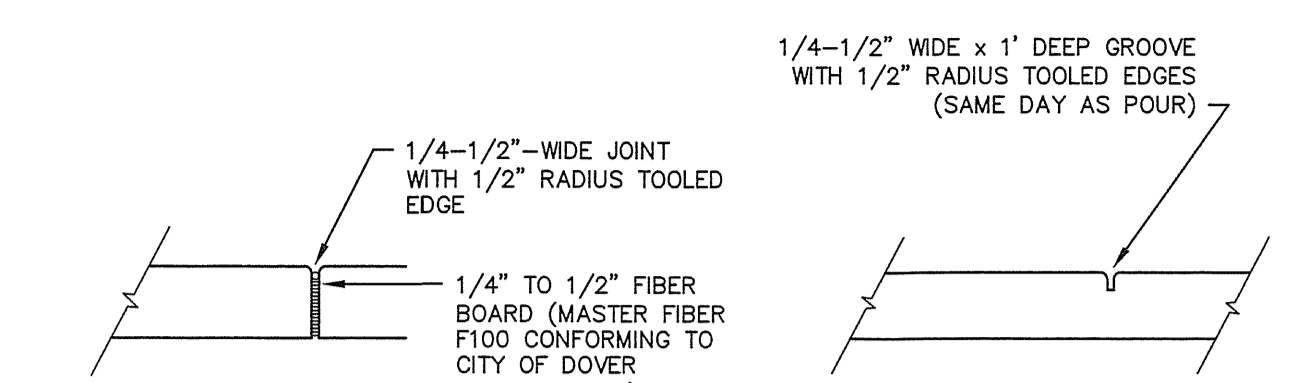


**NOTES**

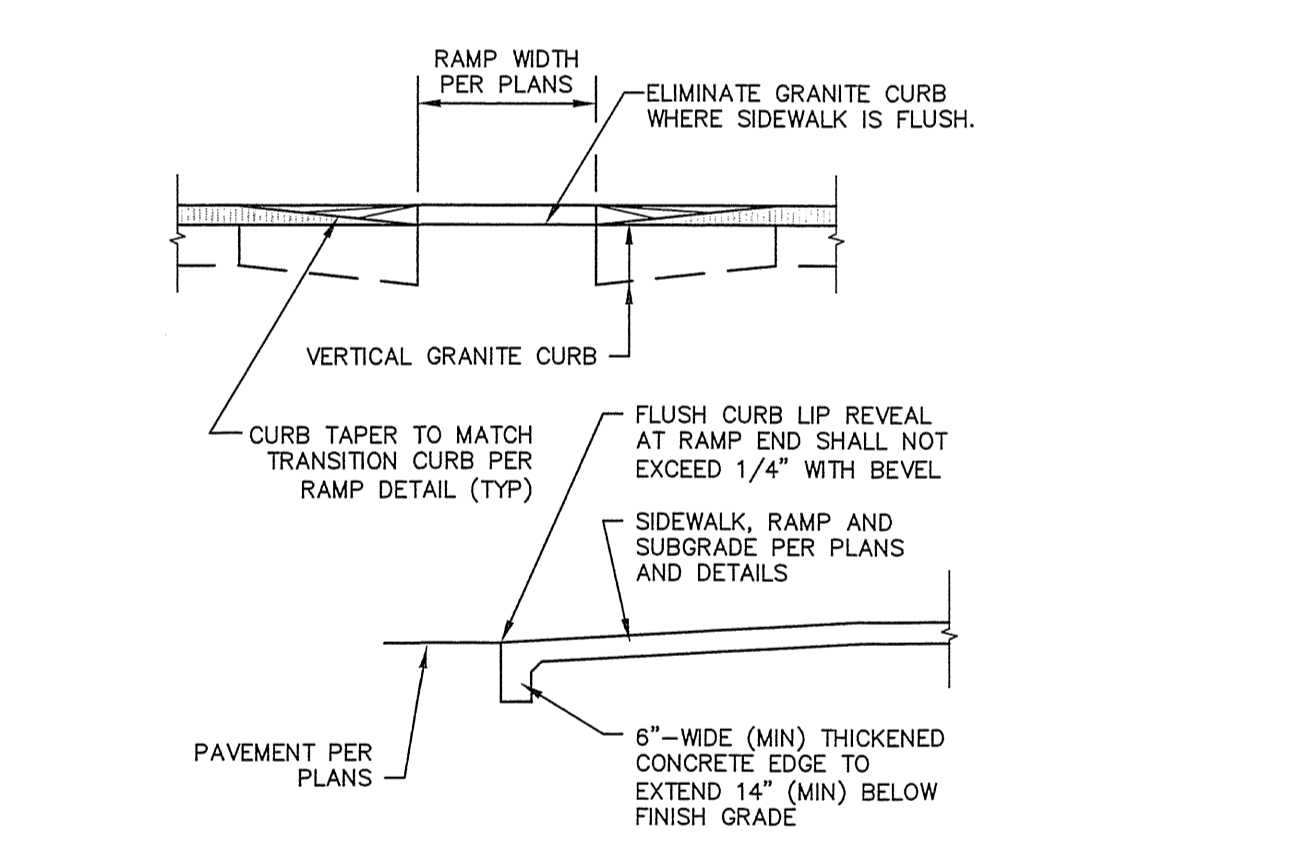
1. ALL SIGNS SHALL MEET THE REQUIREMENTS OF AND BE INSTALLED AS INDICATED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.



**CURB RAMP NOT TO SCALE**



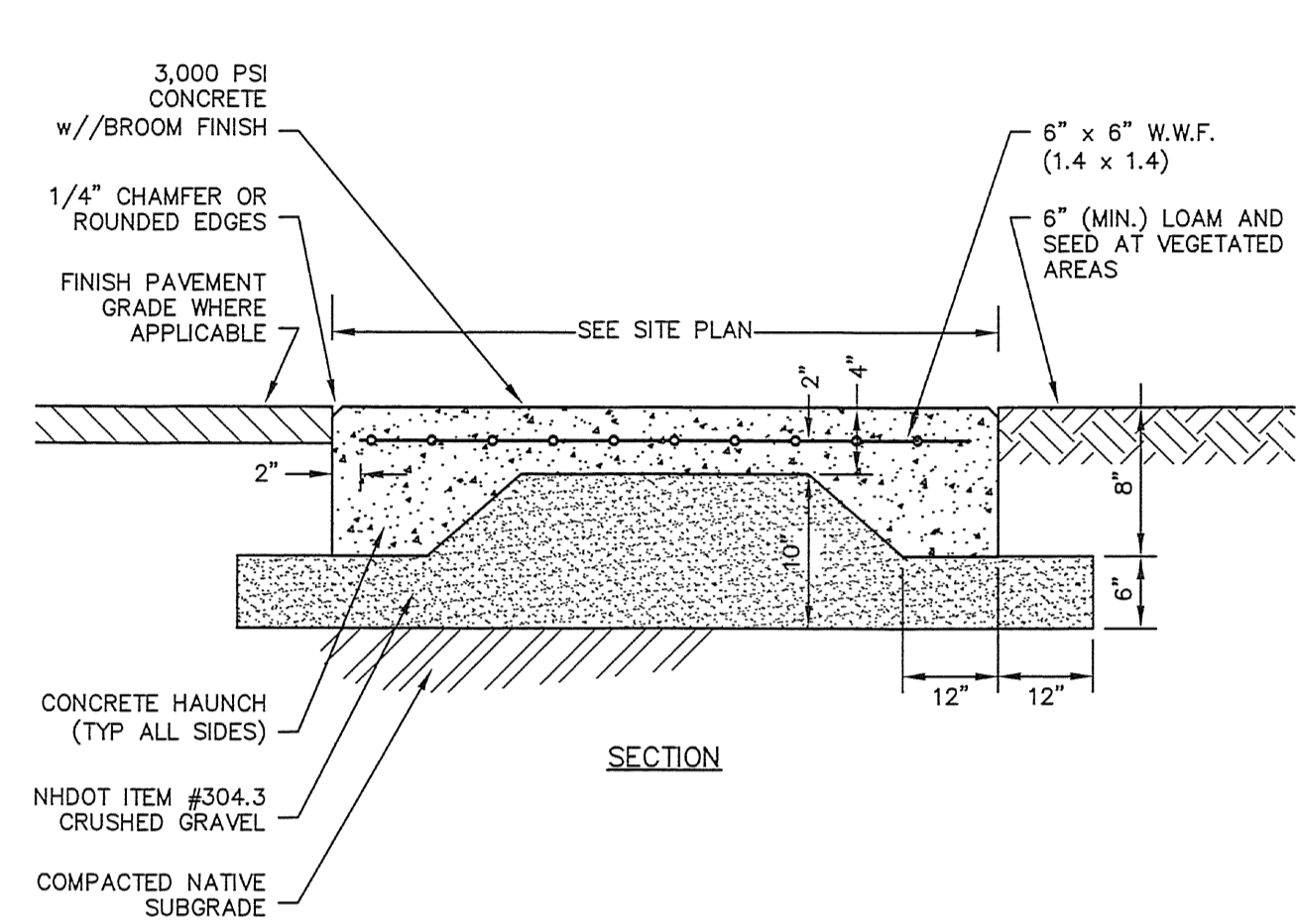
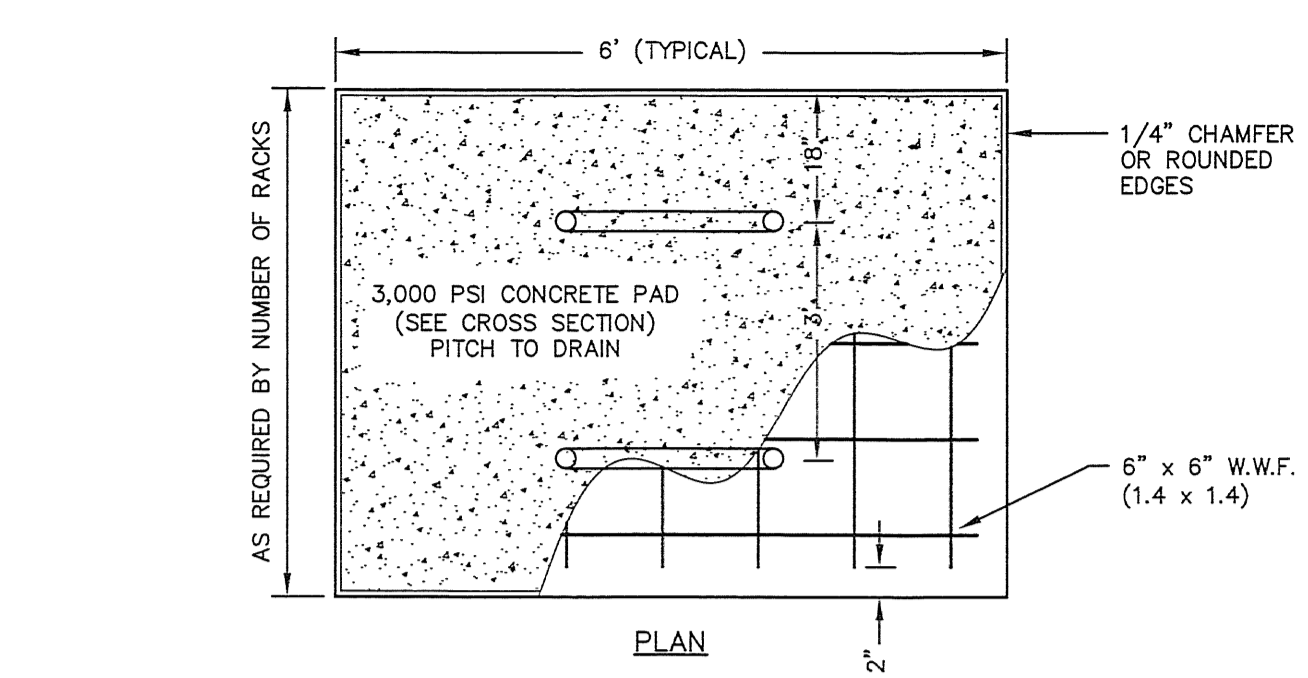
**CONCRETE SIDEWALK DETAIL NOT TO SCALE**



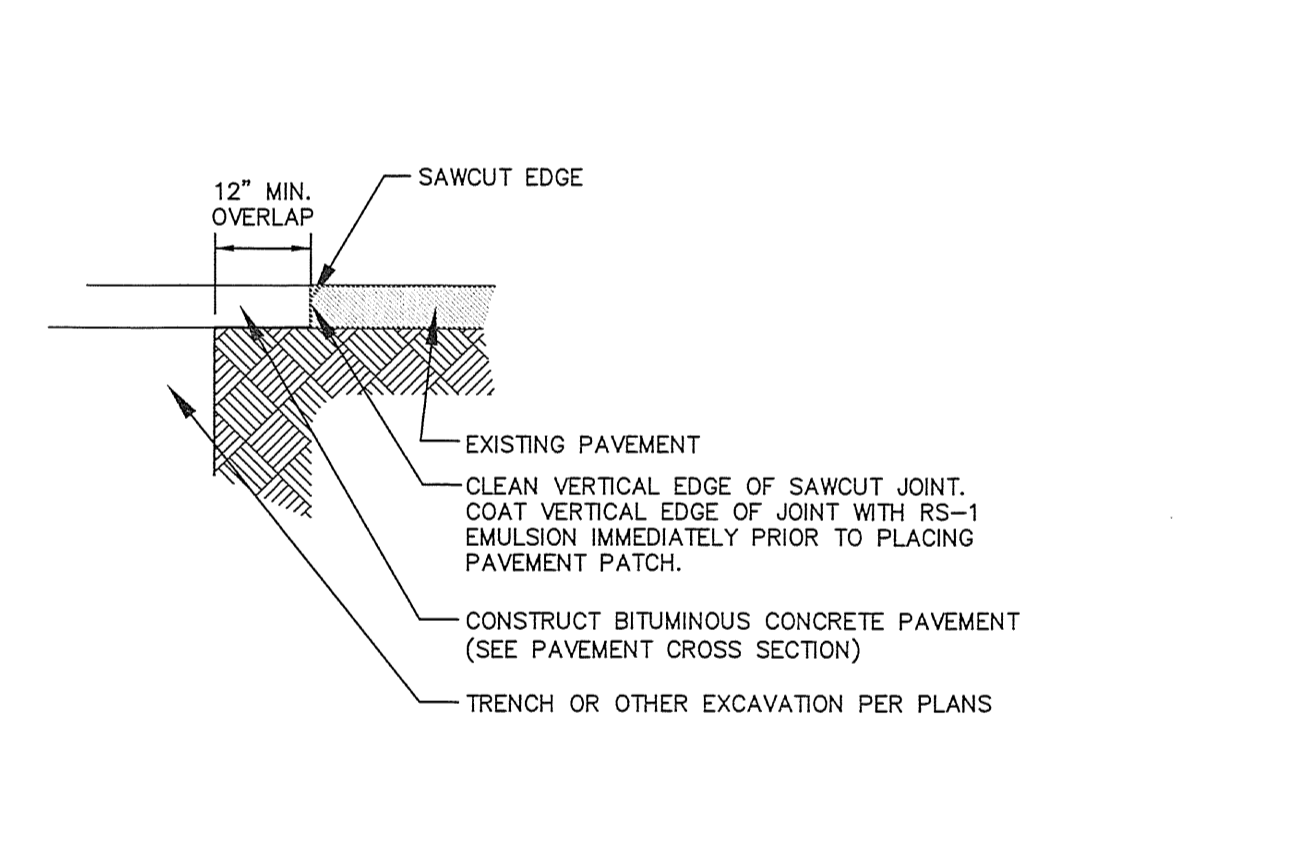
**FLUSH CURB AT RAMP DETAIL NOT TO SCALE**

- ADDITIONAL NOTES APPLICABLE TO ALL CURB RAMPS:**
1. ALL CURB RAMPS 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 RAMPS 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\"/>
  - 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 RAMPS SHALL HAVE A FLAT 2% MAX LANDING AT THE TOP AND BOTTOM OF THE RAMPS WHEN THERE IS A CHANGE IN DIRECTION.

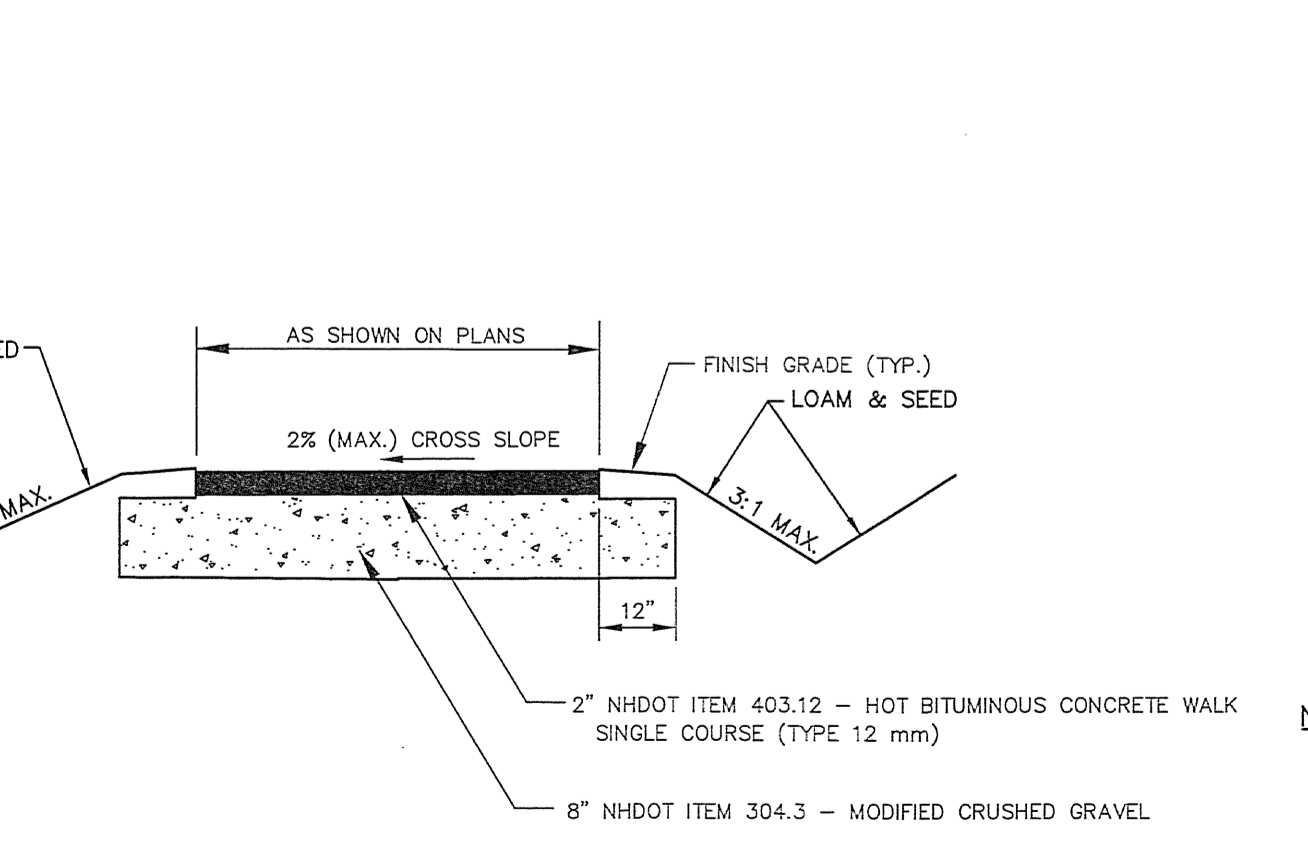
**CONCRETE SIDEWALK DETAIL NOT TO SCALE**



**BICYCLE RACK PAD NOT TO SCALE**



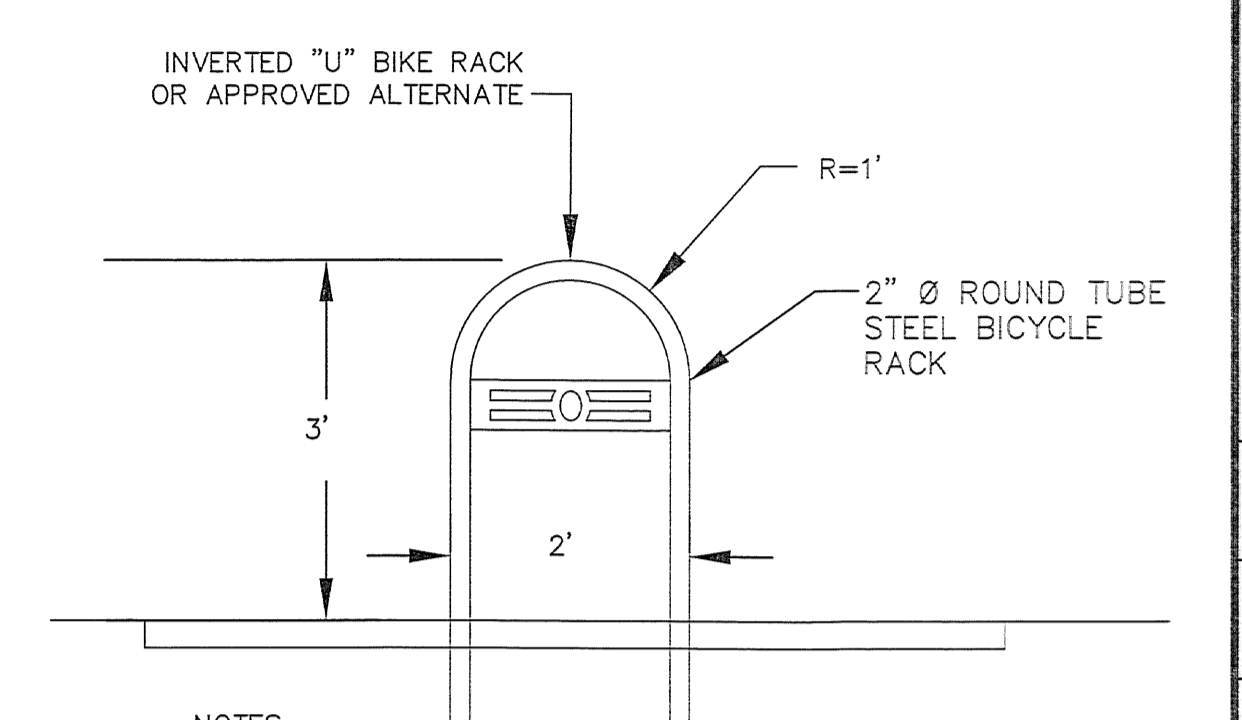
**TYPICAL PAVEMENT SAWCUT NOT TO SCALE**



**BITUMINOUS CONCRETE SIDEWALK NOT TO SCALE**

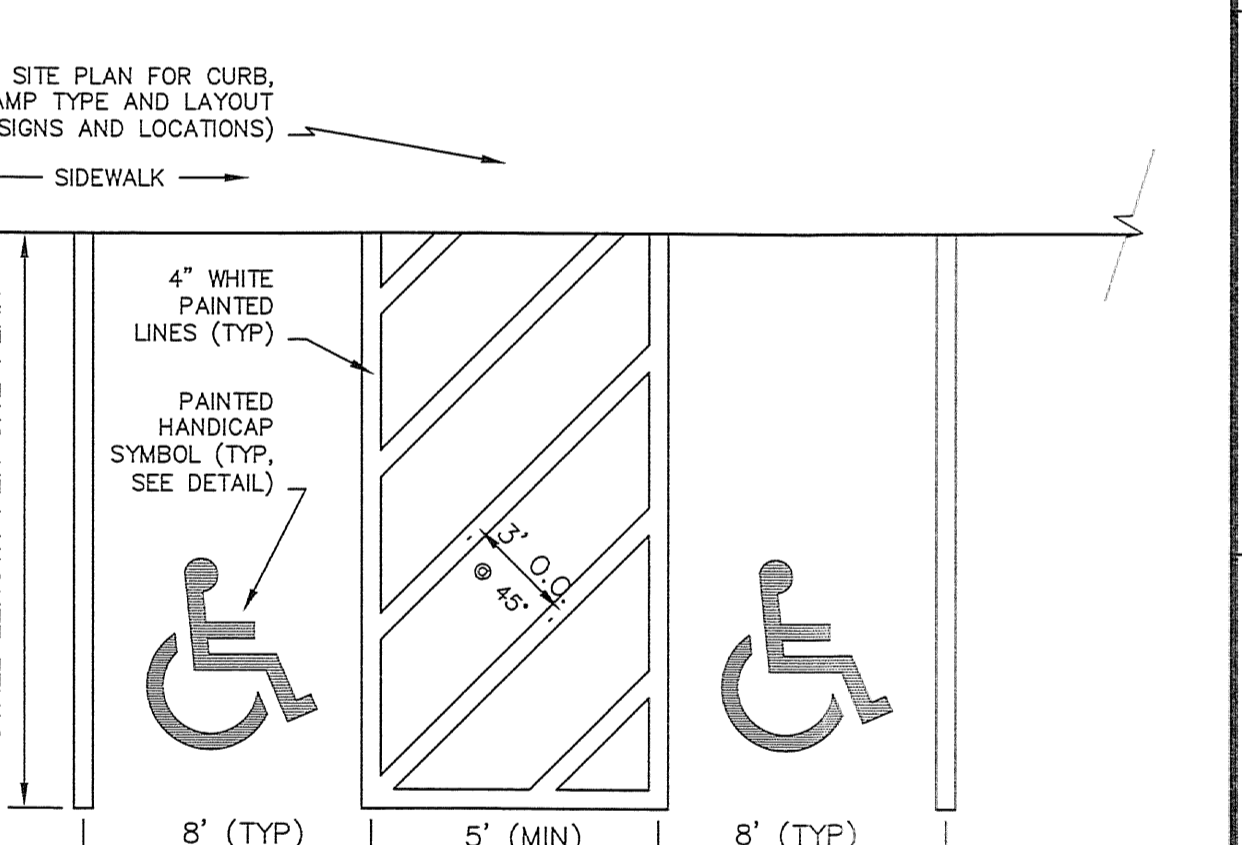
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

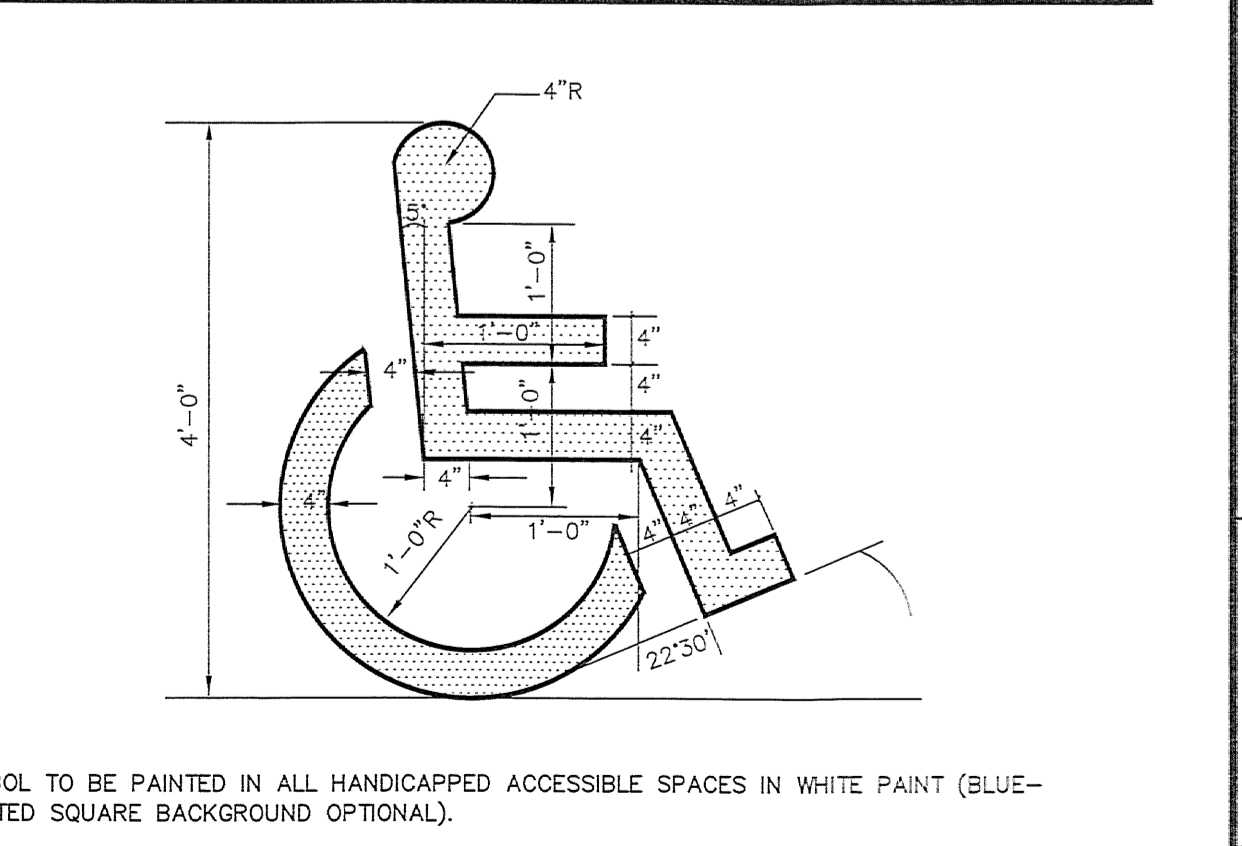


- NOTES:**
1. INSTALL BICYCLE RACK IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
  2. DETAIL DEPICTS IN-GROUND MOUNT. USE SURFACE MOUNT BICYCLE RACK FOR INSTALLATIONS ON CONCRETE PADS.
  3. SEE SITE PLAN FOR CONCRETE PAD LAYOUT & REQUIRED NUMBER OF STALLS. PROVIDE RACKS AS SHOWN ON SITE PLAN. THERE SHALL BE A MINIMUM OF 1.5 FEET TO EDGE OF CONCRETE PAD FROM RACK.

**BICYCLE RACK DETAIL NOT TO SCALE**



**PARKING STALL LAYOUT NOT TO SCALE**

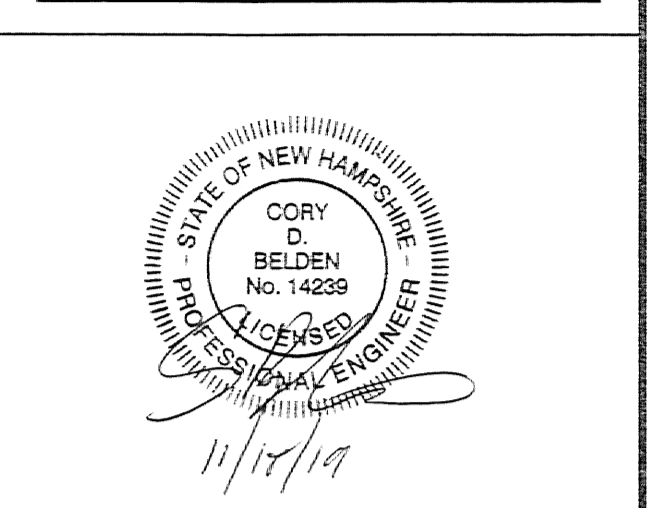


**PAINTED ADA SYMBOL NOT TO SCALE**

ENGINEER:

**ALTUS ENGINEERING, INC.**

133 COURT STREET PORTSMOUTH, NH 03801  
(603) 453-2335 www.ALTUS-ENG.com



ISSUED FOR:

**PLANNING BOARD APPROVAL**

ISSUE DATE:

**NOVEMBER 18, 2019**

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	08/28/19
1	TAC SUBMISSION	CDB	09/16/19
2	TAC COMMENTS	CDB	11/18/19

DRAWN BY: \_\_\_\_\_ CDB

APPROVED BY: \_\_\_\_\_ EDW

DRAWING FILE: 4950DETAILS.DWG

SCALE:

**NOT TO SCALE**

OWNER:

**BETHEL ASSEMBLY OF GOD**

200 CHASE DRIVE  
PORTSMOUTH, NH 03801

APPLICANT:

200 CHASE DRIVE, LLC  
36 MAPLEWOOD AVE.  
PORTSMOUTH, NH 03801

**CHASE DRIVE GATEWAY DEVELOPMENT SITE**

200 CHASE DRIVE  
PORTSMOUTH, NH

ASSESSOR'S PARCEL  
210-2

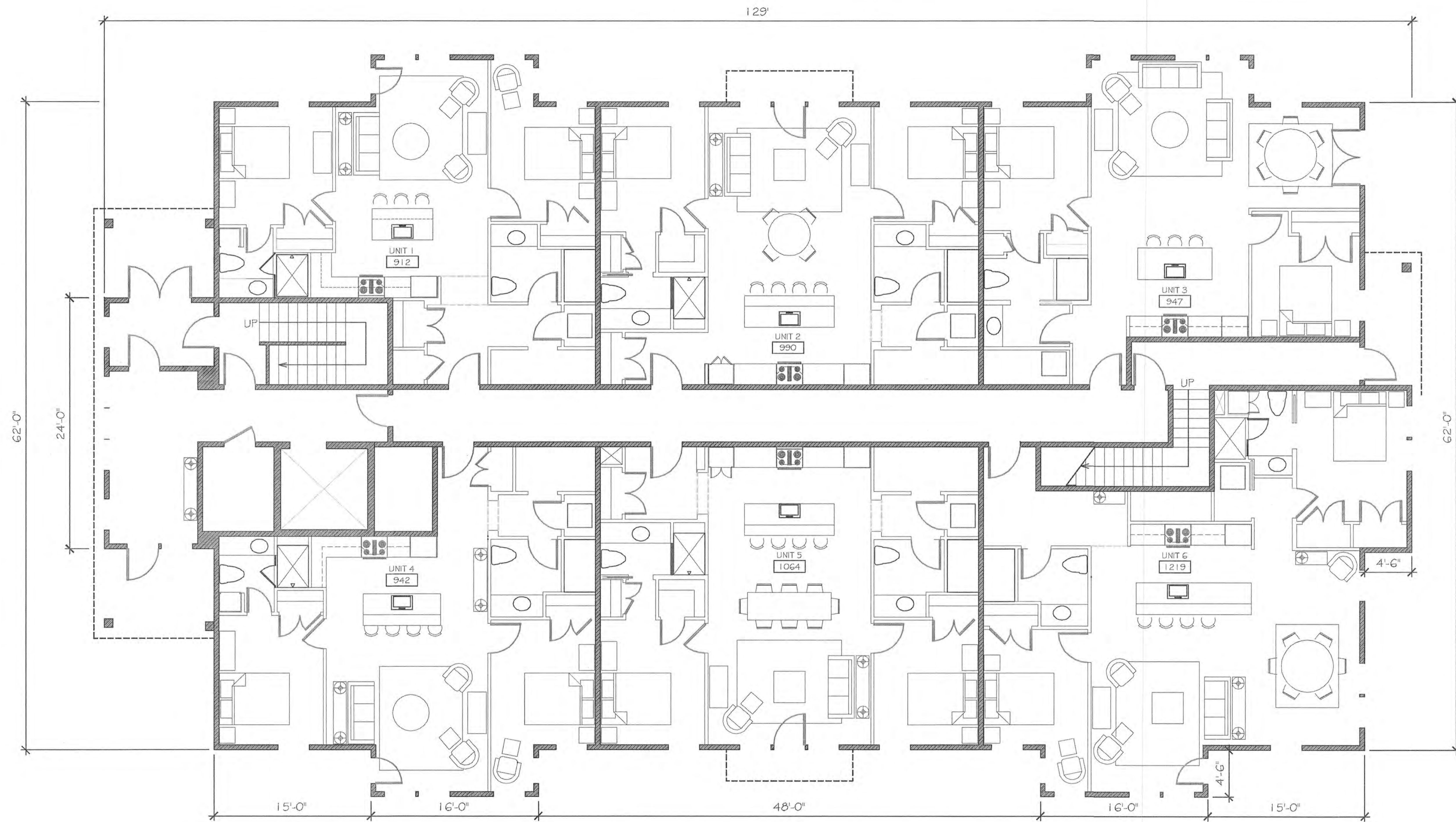
TITLE:

**CONSTRUCTION DETAILS**

SHEET NUMBER:

**D.7**

P4950

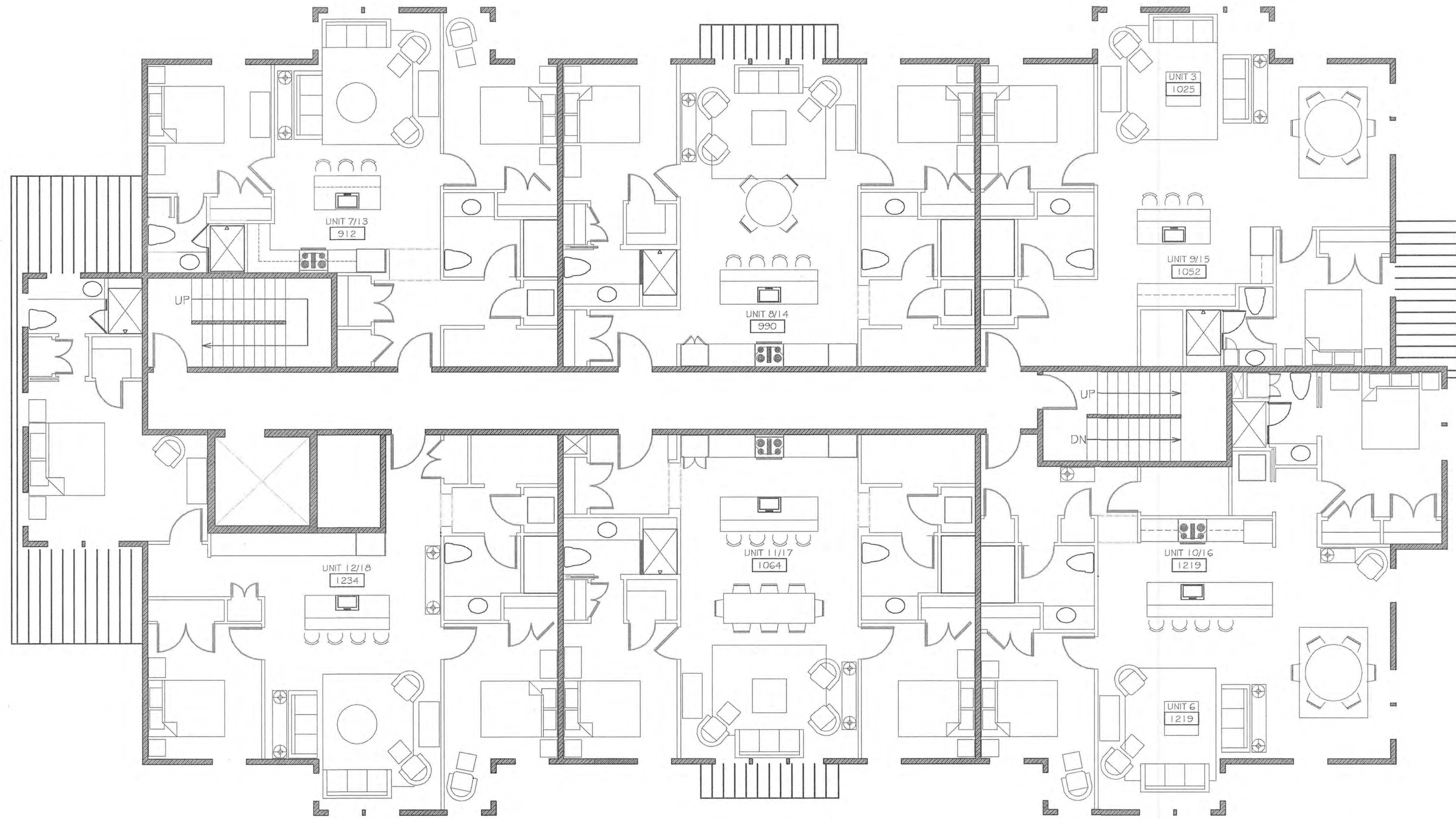


TOTAL FLOOR AREA: 28,727sf  
 NUMBER OF USABLE FLOORS: 4  
 GROSS FLOOR AREA/FLOOR [# USE]: FIRST FLOOR- 7432sf [RESIDENTIAL]  
 SECOND FLOOR- 7432sf [RESIDENTIAL]  
 THIRD FLOOR- 7432sf [RESIDENTIAL]  
 FOURTH FLOOR- 6431sf [RESIDENTIAL]

SUBDIVISION at 200 CHASE DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE

FIRST FLOOR SKETCH PLAN

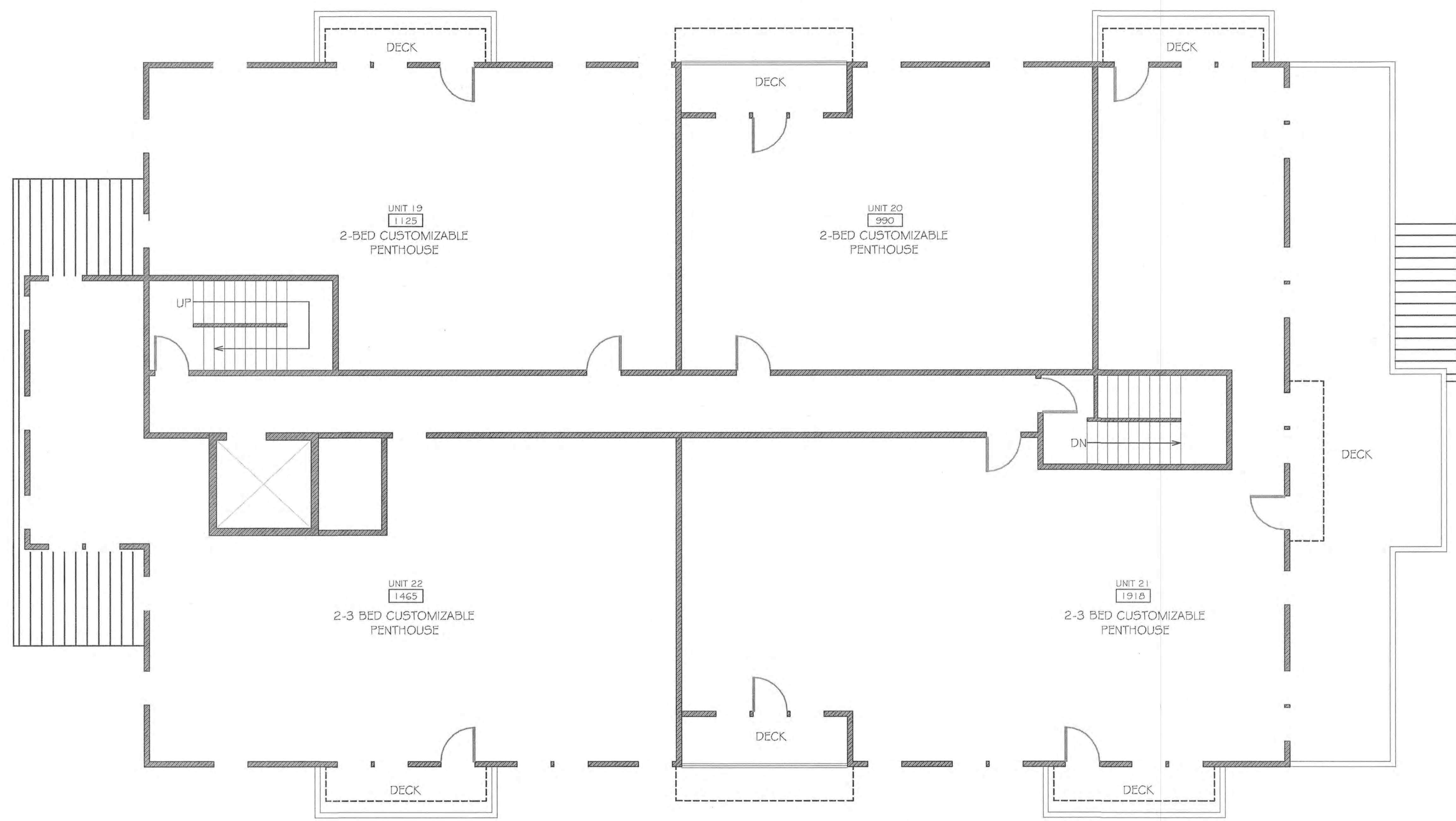
11.2019



SUBDIVISION at 200 CHASE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE

SECOND AND THIRD FLOOR SKETCH PLANS

11.2019



SUBDIVISION at 200 CHASE DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE

FOURTH FLOOR SKETCH PLAN

11.2019





SUBDIVISION at 200 CHASE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET ELEVATION SKETCH

11.2019



SUBDIVISION at 200 CHASE DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE

MICHAEL SUCCI DR. ELEVATION

11.2019



SUBDIVISION at 200 CHASE DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE

CHASE ELEVATION SKETCH

11.2019



SUBDIVISION at 200 CHASE DRIVE  
 PORTSMOUTH, NEW HAMPSHIRE

CHURCH FACING ELEVATION SKETCH

11.2019



200 Chase Ave, Portsmouth, NH  
June 2019

Artist Renderings of Michael Succi Drive Elevation



## **200 Chase Drive Gateway Development Site**

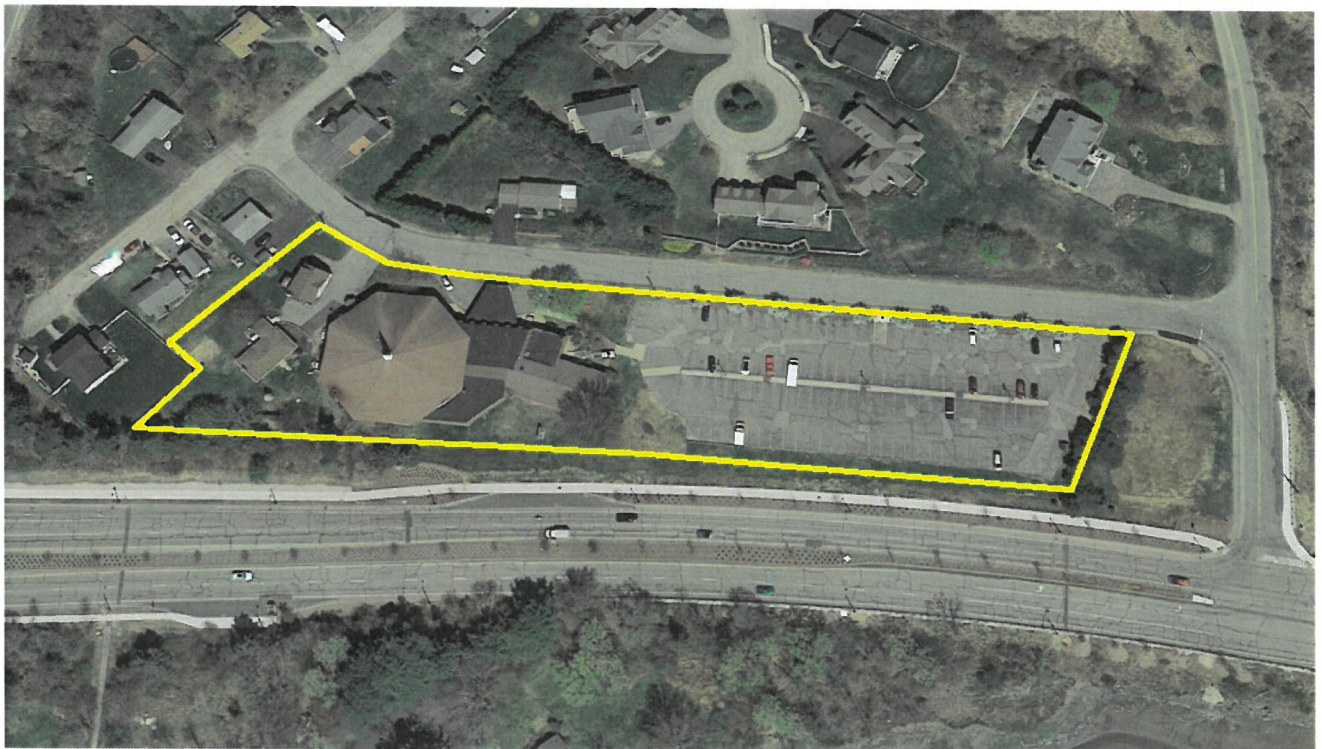
**Assessor's Map 210, Lot 02  
200 Chase Drive, Portsmouth, NH  
Altus Project #P4950**

### **PARKING DEMAND ANALYSIS** **(For Conditional Use Permit Application)**

**Revised November 18, 2019**

The Bethel Assembly of God (owner) and 200 Chase Drive, LLC (Applicant) are proposing to re-develop the property located at 200 Chase Drive (Assessor's Map 210, Lot 02) to construct a new multi-family building that will provide 22 housing units and retain the existing church and residential houses. The proposed project will sub-divide the existing 2.68 acre lot into two lots and develop the lots under the Development Site regulations as contiguous lots. A new 22-Unit residential apartment building will be constructed on the new lot, closest to Michael Succi Drive. The existing church will remain on the original lot and continue to function as a religious place of assembly.

The aerial image below shows the existing church property and the existing parking lot which has 133 parking stalls.



## 1. PARKING USE SUMAMRY

### A. Connect Community Church and Residences (Existing):

The Connect Community Church (church) has been serving the Portsmouth community for nearly 50 years. During the 1980's the church had a rise in membership and expanded the church for a large assembly area (545 occupancy). Unfortunately, the closure of Pease Air Force Base (AFB) in 1991 had a resounding impact on the church and membership declined by almost two-thirds. The church has struggled with debt and reduced membership for the last 28 years. The existing parking lot has 133 parking stalls and was designed to serve the church in the 1980's. It is currently under utilized and has been leased to the City for a downtown off-site parking shuttle service for the past three years. This service will end in 2020.

#### i. Attendance

The current Pastor (Chad Lynn), has been keeping records of attendance at the services since March 2019 to assess the church attendance and parking demand. During this period, the church has been holding two weekend services at 9 am and 11 am on Sunday mornings. The Attendance Records in Attachments shows the attendance at both of these services, which includes volunteers that assist with the services. As shown in the report, the 11 am service is typically the highest attended service and has averaged 135.5 attendees for the 35 week period that data was taken. Excluding the Easter Sunday and Celebration Sunday services, the high regular service attendance was 172. The Easter Sunday and Celebration Sunday services are special event services and had high attendances of 186 and 190, respectively. for the 9 am service and was the highest service attendance during this period.

<b>Average attendance for 30 weeks (11 am service)</b>	<b>= 135.5 attendees</b>
<b>Single Week high attendance (excluding Special Services)</b>	<b>= 172 attendees</b>
<b>Single High Special Event (Celebration Sunday)</b>	<b>= 190 attendees</b>

#### ii. Vehicle Usage

The church has been collecting vehicle parking data since October of 2019. During this period the church also estimated the vehicle usage by attendees for the services and estimated the average persons per vehicle was 2.9. This did not account for the volunteers and was as estimate as the lot was still being used by the City for the parking shuttle service. Starting October 6, 2019 the church began a more comprehensive parking analysis to assess the number of non-church, volunteer, and church attendee vehicles utilizing the parking lot. Based on the 7 week period from 10/6/19 through 11/17/19, the records indicate an average of approximately 2.4 persons per vehicle for the late service (highest attended) and includes all attendees and volunteers. Based on these number, we feel that 2.6 persons per vehicles is a reasonable estimate based on the data collected.

<b>Average vehicle usage per attendee</b>	<b>= 2.6 Persons per Vehicle</b>
---	----------------------------------

B. 22 Unit Residential Apartment Building (Proposed):

The current Zoning regulations (Section 10.1110) allow for 1.3 parking stalls per unit for multi-family buildings and 1 visitor stall per 5 units. The minimum required number of stalls for the new 22-unit lot would be 33 stalls based on current zoning regulations. The 33 required stalls are reduced by 20% based on Section 10.5B82.10 because a local bus connection is located adjacent to the site. Therefore the minimum number of parking stalls require is 27, while an additional 20% is allowed by Planning Board approval, which would be a maximum of 33 parking stalls. 30 parking stalls are proposed for the new 22 Unit building.

<b>Minimum allowed parking stalls per zoning</b>	<b>= 27 stalls</b>
<b>Maximum allowed parking stalls per zoning</b>	<b>= 33 stalls</b>
<b>Proposed number of parking stalls per site plan</b>	<b>= 30 stalls</b>

C. Two Single Family residences (Existing):

The two single family residences located on the west side of the church are the residences of the Pastor and assistant Pastor for the church. The zoning variance to create this housing stipulated that the houses are only to be occupied by people who work at the church. Each house has two designated parking spaces, which serve the residences, so they are not included in the parking demand analysis for the parking lot.

**Not included in Parking Demand Analysis**

2. **PARKING DEMAND**

Using the single high standard service attendance of 172 attendees for the 35 week data period and the average of 2.6 attendees per vehicle, the parking demand would be 66 parking stalls. As noted above and shown in the attached records, the average attendance for the 9 am Sunday service is 104.4 attendees, and the 11 am service is 135.5 attendees. This equates to 40 and 52 average vehicles for the respective services.



The church has been monitoring membership for many years and the current membership level is at the highest point since the 1980's prior to Pease closure. The attendance on 11/17/19 is the single day highest attendance seen in the last 18 years. Even for this day, the highest total vehicles was 65 total. The church's goal is to provide smaller and more intimate services, so as the attendance increases, more services will be added to disperse the attendance. Currently there is not the need to offer the additional services. The church does not intend to exceed 150 average attendees per service and will work with the members to maintain the smaller service size. 75 parking stalls would have provided 10 extra parking spaces for the highest single standard service attendance day in the last 18 years. Allowing for a 10% increase to the highest 35 weeks standard attendance of 172 attendees and using the 2.6 average attendees per vehicle estimate, the parking demand for the church is 73 parking stalls. The church has indicated that 75 parking stalls will adequately serve their needs for the foreseeable future.

**Parking Demand for Church = 73 Parking Stalls**

**2. MITIGATION**

***Standard services:***

The church has indicated that the long term solution to an increase in attendance is to offer more services, which will disperse the attendance. The church has considered a week night services and weekend evening services to provide more opportunities to members. The goal of the church is to provide small, more intimate services, so it is not the goal of the church to exceed 150 average attendees per service. The church will continue to monitor membership, service attendances, and parking and will work with the membership to maintain the smaller service size so that the 75 parking stalls continues to adequately serve the church for all weekly services.

***Large Events:***

On rare occasions there could be a situation where the church would like to host an event that may have a parking demand higher than 75, or over 250 attendees. The church realizes that they may not be able to host these types of events similar to years past with the decreased parking availability. In such circumstances, the church has a number of options to mitigate the parking impacts.

1. Carpool – The church can encourage members to carpool to at least 3 persons per vehicle for large events. Many members of the church are friends and family and it is anticipated that they could increase the attendees per vehicle ratio by encouraging carpools for special events.
2. Bus Transit – There is a COAST bus transit located on Market Street directly in front of the church. Similar to carpooling, the church can encourage members to utilize the COAST bus transit for special events.

3. Shuttle Service – The church has a bus and has the ability to run a shuttle service to an off-site parking facility such as the Foundry Garage, less than 1 mile away, to allow attendees to park off-site for large events.

#### 4. CONCLUSION

Based on this Parking Demand Analysis, we feel that the proposed 109 parking stalls (75 for the church, 30 for the new 22-unit apartment building, and 4 for the two residential houses) will adequately serve the proposed development site. Current zoning regulations would require 134 on-site parking stalls which exceeds the parking demand for the site. Implementing the parking requirement per the zoning regulations would create a larger than necessary parking lot and significant impervious areas that would rarely be used. Based on the 35 week average attendance of 135.5 attendees for the most attended service, 52 parking spaces would be needed on average for the standard weekly service. Per zoning regulations, a 109 parking stall lot would be required for the church, which would leave approximately 57 empty parking stalls for the average weekend services. The remainder of the week the lot would also remain predominantly empty. The church is proposing to provide 75 parking stalls, which meets the parking demand analysis and accounts for a 10% increase to the single highest attendance in 18 years. The church has the ability mitigate impacts for larger event and add services to manage the parking if the demand is needed. Therefore, we feel that the current proposal to provide 75 parking stalls for the church, 30 parking stalls for the 22-Unit apartment building, and 4 parking stalls for single family homes, for a total of 109 off-street parking stalls will adequately service the proposed site development.

#### Attachments

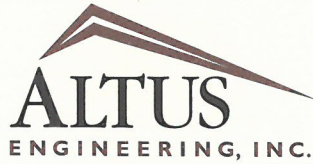
- Parking Table
- Attendance Records
- Site Pictures
- Existing Conditions Site Plan, by Ambit Engineering
- Overall Site Plan, by Altus Engineering

**ALTUS ENGINEERING, INC.**



Cory Belden, PE

Ecopsy: Stephen Kelm, 200 Chase Drive, LLC  
Pastor Chad Lynn, Connect Community Church



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

**200 Chase Drive Gateway Development Site**

Assessor's Map 210, Lot 02  
200 Chase Drive, Portsmouth, NH

**Table 1. Parking Table**

**Existing Church**

	Required Spaces
Assembly (545 capacity by zoning) 1 stall per 4 occupants	136 Spaces
20% Reduction for bus transit (10.5B82.10) Min Parking Spaces Required	<b>109 Spaces Required</b>

**Existing Single Family Residential**

Two Single Family Residential (SFR) Houses 2 stalls per residence	<b>4 Spaces Required</b>
--	--------------------------

**Proposed 22 Unit Apartment Building (allowed per current Zoning Ordinance)**

Number of Units	22
Parking Spaces	
1.3 spaces per unit	28.6 spaces
Visitor Spaces (1 per 5 units)	<u>4.4 spaces</u>
Spaces Required	33 spaces
20% Reduction for bus transit (10.5B82.10) Min Parking Spaces Required	<b>27 spaces Required</b>
Total Required On-Site Parking =	<b>140 Spaces</b>

**Shared Use Demand Analysis**

Based on the shared used demand analysis for the Weekend Day

Minimum Required Church Parking (100%) =	109 Spaces
Residential (Apartment Building and SFR) (80% of 31 Parking Spaces)	25 Spaces
<b>Total Number of Required Parking Spaces Based on Shared Used Analysis</b>	<b>= 134 Parking Spaces</b>
<b>Total Number of Proposed Parking Spaces</b>	
Church	75 Spaces
22-Unit residential building	30 Spaces
Two Single Family Residential	4 Spaces
<b>TOTAL PROPOSED PARKING SPACES</b>	<b>109 Parking Spaces</b>

# Community Connect Church

## Attendance Records

Date	Time	Attendance	Time	Attendance	
3/3/2019	9:00 AM	94	11:00 AM	135	
3/10/2019	9:00 AM	61	11:00 AM	122	
3/17/2019	9:00 AM	81	11:00 AM	147	
3/24/2019	9:00 AM	96	11:00 AM	155	
3/31/2019	9:00 AM	97	11:00 AM	148	
4/7/2019	9:00 AM	107	11:00 AM	137	
4/14/2019	9:00 AM	107	11:00 AM	148	
4/21/2019	9:00 AM	186	11:00 AM	165 *EASTER SUNDAY	
4/28/2019	9:00 AM	104	11:00 AM	147	
5/5/2019	9:00 AM	111	11:00 AM	127	
5/12/2019	9:00 AM	115	11:00 AM	121	
5/19/2019	9:00 AM	103	11:00 AM	138	
5/26/2019	9:00 AM	135	11:00 AM	107	
6/2/2019	9:00 AM	125	11:00 AM	112	
6/9/2019	9:00 AM	84	11:00 AM	143	
6/16/2019	9:00 AM	69	11:00 AM	107	
6/23/2019	9:00 AM	98	11:00 AM	109	
6/30/2019	9:00 AM	98	11:00 AM	118	
7/7/2019	9:00 AM	88	11:00 AM	113	
7/14/2019	9:00 AM	70	11:00 AM	120	
7/21/2019	9:00 AM	72	11:00 AM	108	
7/28/2019	9:00 AM	98	11:00 AM	128	
8/4/2019	9:00 AM	101	11:00 AM	147	
8/11/2019	9:00 AM	118	11:00 AM	138	
8/18/2019	9:00 AM	83	11:00 AM	138	
8/25/2019	9:00 AM	95	11:00 AM	172	
9/1/2019	9:00 AM	114	11:00 AM	121	
9/8/2019	9:00 AM		11:00 AM	No data	
9/15/2019	9:00 AM		11:00 AM	No data	
9/22/2019	9:00 AM		11:00 AM	No data	
9/29/2019	9:00 AM	93	11:00 AM	105	
10/6/2019	9:00 AM	114	11:00 AM	139	
10/13/2019	9:00 AM	135	11:00 AM	146	
10/20/2019	9:00 AM	124	11:00 AM	190 *Celebration Sunday	
10/27/2019	9:00 AM	111	11:00 AM	150	
11/3/2019	9:00 AM	123	11:00 AM	138	
11/10/2019	9:00 AM	121	11:00 AM	141	
11/17/2019	9:00 AM	123	11:00 AM	163	
Ave Attendance		104.4	Ave Attendance		135.5

# Community Connect Church

## Vehicle and Attendance Records

(October 3 to November 17, 2019)

Date	Early service (9 am )		Late service (11 am )		
	Attendance	Vehicles	Attendance	Vehicles	
10/6/2019	114	55	139	61	
10/13/2019	135	65	146	62	
10/20/2019	124	59	190	79	*Celebration Sunday
10/27/2019	111	54	150	66	
11/3/2019	123	58	138	62	
11/10/2019	121	55	141	59	**
11/17/2019	123	57	163	65	**
Average	121.6	57.6	152.4	64.9	
			Average	2.4	persons/vehicle

\*\* Vehicles counted by Cory Belden of Altus Engineering, Inc.



11/10/19 8:48 am (Approx 30 vehicles)



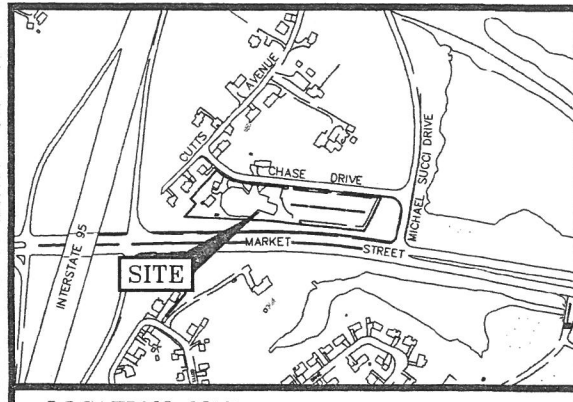
11/10/19 12:10 pm (59 church and 7 non-church vehicles)



11/17/19 9:05 am (40 church, and 9 non-church vehicles)



11/10/19 9:20 am (51 church, 7 non-church vehicles)



**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.

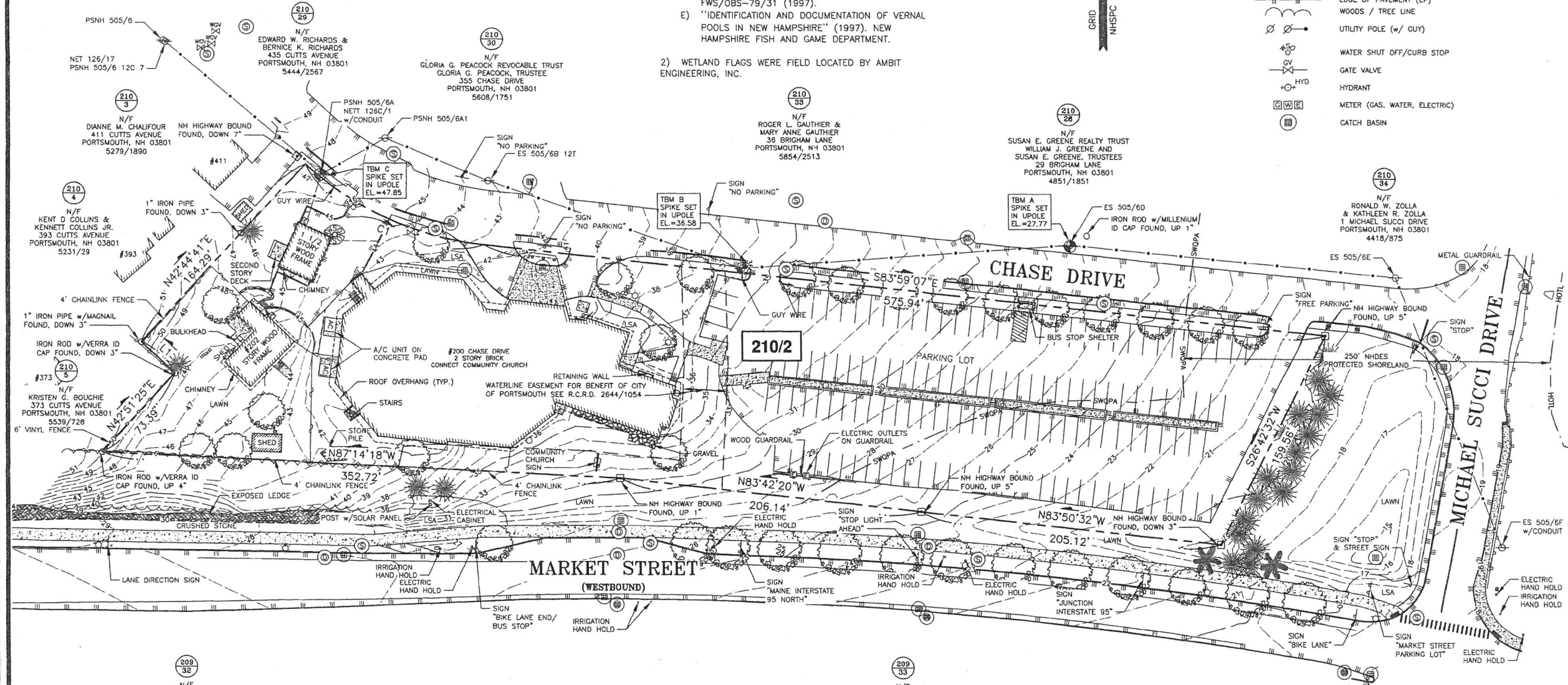
**WETLAND NOTES:**

- 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: NORTHCENTRAL 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. USF 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:**

- |                              |                                |
|------------------------------|--------------------------------|
| N/F                          | ROW OR FORMERLY                |
| RP                           | RECORD OF PROBATE              |
| RCRD                         | ROCKINGHAM COUNTY              |
| 17                           | REGISTRY OF DEEDS              |
| 21                           | MAP 11 / LOT 21                |
| RR SPK FND                   | RAILROAD SPIKE FOUND/SET       |
| IR FND                       | IRON ROD FOUND/SET             |
| IP FND                       | IRON PIPE FOUND/SET            |
| DH FND                       | DRILL HOLE FOUND/SET           |
| NHFB FND                     | NHFB 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         | UNDERGROUND ELECTRIC           |
| OVERHEAD ELECTRIC/WIRES      | OVERHEAD ELECTRIC/WIRES        |
| EDGE OF PAVEMENT (EP)        | EDGE OF PAVEMENT (EP)          |
| WOODS / TREE LINE            | WOODS / TREE LINE              |
| UTILITY POLE (w/ GUY)        | UTILITY POLE (w/ GUY)          |
| WATER SHUT OFF/CURB STOP     | WATER SHUT OFF/CURB STOP       |
| GATE VALVE                   | GATE VALVE                     |
| HYD                          | HYDRANT                        |
| METER (GAS, WATER, ELECTRIC) | METER (GAS, WATER, ELECTRIC)   |
| CATCH BASIN                  | CATCH BASIN                    |

LOCATION MAP SCALE 1"=400'



**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 ( $\pm 0.2'$ ).
- 9) SEE SHEET C2 FOR UTILITIES AND INVERT INFORMATION.

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

NO.	DESCRIPTION	DATE
2	REVISE PER COMMENTS	2/17/19
1	PLAN UPDATE	2/11/19
0	ISSUED FOR COMMENT	8/6/18

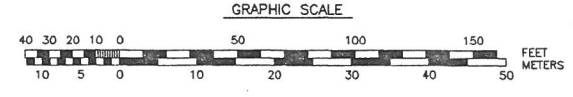
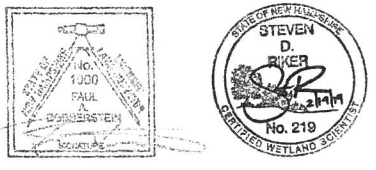
**LENGTH TABLE**

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."



SCALE 1" = 40' AUGUST 2018

EXISTING CONDITIONS PLAN **C1**

**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 CHURCH AND TWO SINGLE FAMILY RESIDENTIAL BUILDINGS. THE INTENT IS TO DIVIDE THE LOT TO CREATE A NEW LOT OR CONDOMINIUM UNIT. THE NEW LOT/UNIT WILL CONSTRUCT A NEW 22 UNIT APARTMENT BUILDING PER SECTION 10.5B34.40. THE ENTIRE LOT 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).
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, A CERTIFIED ARBORIST SHALL REVIEW THE AREA OF CONSTRUCTION AND TREES SELECTED TO REMAIN WITH THE LANDSCAPE ARCHITECT AND THE CONTRACTOR'S PROJECT MANAGER. SPECIFIC MONETARY VALUE OF THE TREES TO REMAIN SHALL BE DETERMINED AND DOCUMENTED FOR. ARBORIST SHALL MAKE RECOMMENDATIONS FOR PRESERVATION RECOMMENDATIONS BEYOND THOSE CALLED OUT IN THE DRAWINGS, TREE PRESERVATION PLANS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, PRUNING, ROOT PRUNING, PRE-FERTILIZATION AND THE LIKE.
- ALL EXCAVATION WITHIN THE DRIP LINE OF EXISTING TREES TO BE DONE WITH AN AIR SPADE. ANY ROOTS WHICH REQUIRE REMOVAL SHALL BE CUT CLEANLY WITH A SHARP TOOL. EXPOSED ROOTS IN EXCAVATED AREAS SHALL NOT BE ALLOWED TO DRY OUT.
- TREES TO REMAIN WITHIN THE CONSTRUCTION ZONE SHALL BE PROTECTED FROM DAMAGE FOR THE DURATION OF THE PROJECT BY WEIGHTED CHAIN-LINK FENCE AT THE DRIP LINE OR OTHER SUITABLE MEANS OF PROTECTION TO BE APPROVED BY LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE. FENCE SHALL BE LOCATED AT THE DRIP LINE AT A MINIMUM AND SHALL INCLUDE ANY AND ALL SURFACE ROOTS. DO NOT FILL OR MULCH ON THE TRUNK FLARE. DO NOT DISTURB ROOTS. IN ORDER TO PROTECT THE INTEGRITY OF THE ROOTS, BRANCHES, TRUNK AND BARK OF THE TREE(S) NO VEHICLES OR CONSTRUCTION EQUIPMENT SHALL DRIVE OR PARK IN OR ON THE AREA WITHIN THE DRIP LINE(S) OF THE TREE(S). DO NOT STORE ANY REFUSE OR CONSTRUCTION MATERIALS OR PORTALETS WITHIN THE TREE PROTECTION AREA.
- BUILDING HEIGHT MEASURED FROM AVERAGE GRADE MEASURED 6 FT OFF OF BUILDING EVERY 5 FOOT INTERVAL. BUILDING HEIGHT FROM FINISHED FLOOR TO ROOF TOP IS 43'-8". AVERAGE GRADE AROUND PERIMETER OF BUILDING IS 1 FOOT BELOW FINISHED FLOOR BASED ON PROPOSED GRADING.

**ZONING SUMMARY**

ZONING DISTRICT G2 (GATEWAY NEIGHBORHOOD MIXED USE CENTER)  
 TAX MAP 210, LOT 2  
 DEVELOPMENT SITE AREA 2.68± ACRES  
 PERMITTED USES MULTI-FAMILY GREATER THAN 8 UNITS  
 PLACE OF ASSEMBLY (EXISTING)  
 SINGLE FAMILY RESIDENTIAL (EXISTING)  
 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	711.6 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%	24.25%
MINIMUM OPEN SPACE COVERAGE	20%	34.2%

MINIMUM COMMUNITY SPACE  
 20% REQUIRED 22.1% PROVIDED

No.	DESCRIPTION	AREA
1	GREENWAY #1	9,600 S.F.
2	GREENWAY #2	7,190 S.F.
3	GREENWAY #3	4,110 S.F.
4	GREENWAY #4	2,590 S.F.
5	GREENWAY (ENHANCEMENTS)	2,300 S.F.
	<b>TOTAL</b>	<b>25,790 S.F.</b>

**ZONING SUMMARY CONTINUED:**

APARTMENT BUILDING DESIGN STANDARDS (PER SECTION 10.5B34.40):  
 MINIMUM LOT DEPTH NR  
 MINIMUM STREET FRONTAGE 50 FT ±149 FT  
 SETBACKS:  
 FRONT: MARKET STREET 10-30 FT 10.0 FT  
 CHASE STREET 10-30 FT 10.2± FT  
 MICHAEL SUCCI DRIVE 10-30 FT 10.2± FT

BUILDING LOT USE:  
 MAXIMUM DWELLING UNITS PER BUILDING 24 22  
 MAXIMUM DWELLING UNIT SIZE NR

DESIGN STANDARDS:  
 MAXIMUM BUILDING HEIGHT - 50 FT 44'-8" (SEE NOTE 8)

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 (ENTIRE LOT) 50% 24.25%

MAXIMUM BUILDING FOOTPRINT  
 NEW BUILDING 20,000 SF 7,660± SF  
 EXISTING CHURCH 18,600± 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

**PARKING CALCULATIONS:**

EXISTING CHURCH BASED ON CURRENT ZONING REQUIREMENTS: REQUIRED SPACES  
 ASSEMBLY (545 CAPACITY BY ZONING\*) (1 STALL PER 4 OCCUPANTS) 136 SPACES  
 20% REDUCTION FOR BUS TRANSIT (10.5B82.10) MIN PARKING SPACES REQUIRED 109 SPACES REQUIRED  
 EXISTING RESIDENTIAL SINGLE FAMILY DWELLINGS  
 TWO RESIDENTIAL HOMES 4 SPACES

PROPOSED 22 UNIT APARTMENT BUILDING (ALLOWED PER CURRENT ZONING REGULATIONS)

NUMBER OF UNITS 22  
 PARKING SPACES 1.3 SPACES PER UNIT 28.6 SPACES  
 VISITOR SPACES (1 PER 5 UNITS) 4.4 SPACES  
 SPACES REQUIRED 33 SPACES  
 20% REDUCTION FOR BUS TRANSIT (10.5B82.10) MIN PARKING SPACES REQUIRED 27 SPACES

TOTAL REQUIRED ON-SITE PARKING SPACES = 140 SPACES

**SHARED USE DEMAND ANALYSIS**

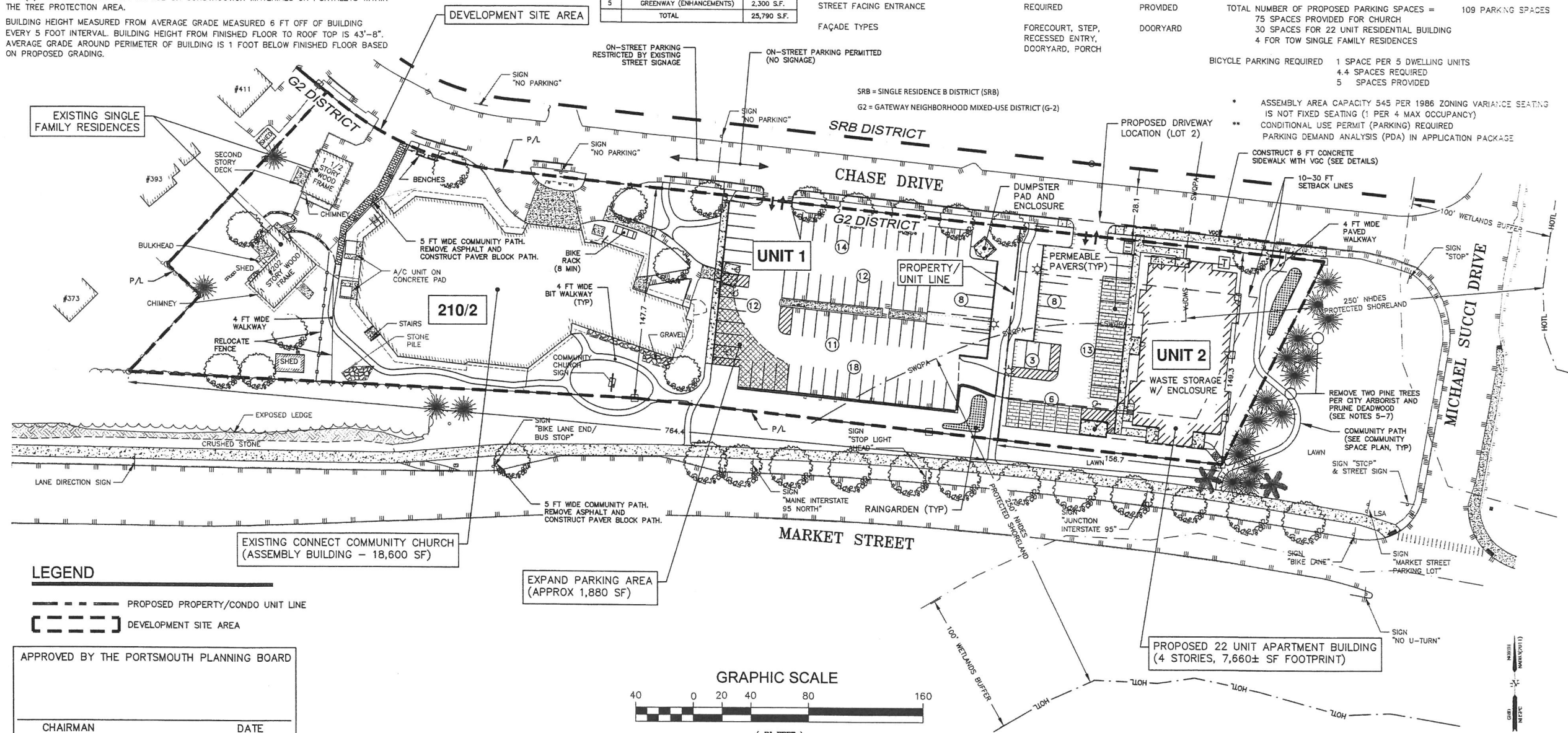
BASED ON THE SHARED USED DEMAND ANALYSIS FOR THE WEEKEND DAY  
 REQUIRED PARKING CHURCH (100%) = 109 SPACES  
 RESIDENTIAL 22 UNIT APARTMENT BUILDING AND TWO SINGLE FAMILY HOMES (80% OF 31) 25 SPACES

TOTAL NUMBER OF REQUIRED PARKING SPACES = 134 PARKING SPACES (BASED ON ZONING REGULATIONS)

TOTAL NUMBER OF PROPOSED PARKING SPACES = 109 PARKING SPACES  
 75 SPACES PROVIDED FOR CHURCH  
 30 SPACES FOR 22 UNIT RESIDENTIAL BUILDING  
 4 FOR TWO SINGLE FAMILY RESIDENCES

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

- \* ASSEMBLY AREA CAPACITY 545 PER 1986 ZONING VARIANCE SEATING IS NOT FIXED SEATING (1 PER 4 MAX OCCUPANCY)
- \*\* CONDITIONAL USE PERMIT (PARKING) REQUIRED PARKING DEMAND ANALYSIS (PDA) IN APPLICATION PACKAGE



**ENGINEER:**  
  
 153 COURT STREET PORTSMOUTH, NH 03801  
 (603) 433-2335 www.ALTUS-ENG.com

**ISSUED FOR:**  
 PLANNING BOARD APPROVAL  
**ISSUE DATE:**  
 NOVEMBER 18, 2019

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	ODB	08/04/19
1	DESIGN REVIEW	EDW	05/28/19
2	TPO COMMENTS	ODB	09/18/19
3	TPO COMMENTS	ODB	10/15/19
4	TPO COMMENTS	ODB	11/18/19

**DRAWN BY:** ODB  
**APPROVED BY:** EDW  
**DRAWING FILE:** 4820-SITE.DWG

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

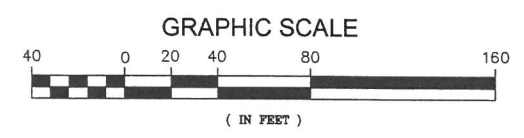
**OWNER:**  
 BETHEL ASSEMBLY OF GOD  
 200 CHASE DRIVE  
 PORTSMOUTH, NH 03801  
**APPLICANT:**  
 200 CHASE DRIVE, LLC  
 36 MAPLEWOOD AVE.  
 PORTSMOUTH, NH 03801

**CHASE DRIVE GATEWAY DEVELOPMENT SITE**  
 200 CHASE DRIVE  
 PORTSMOUTH, NH  
 ASSESSOR'S PARCEL 210-2

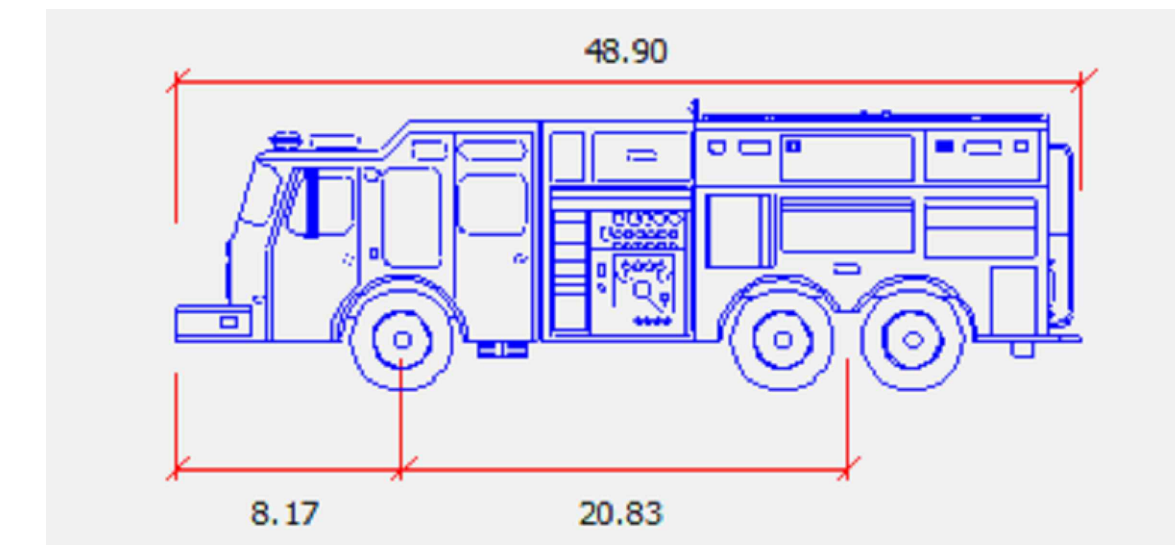
**TITLE:**  
 OVERALL SITE PLAN

**SHEET NUMBER:**  
 C.3

**LEGEND**  
 - - - - - PROPOSED PROPERTY/CONDO UNIT LINE  
 [ - - - - ] DEVELOPMENT SITE AREA  
 APPROVED BY THE PORTSMOUTH PLANNING BOARD  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



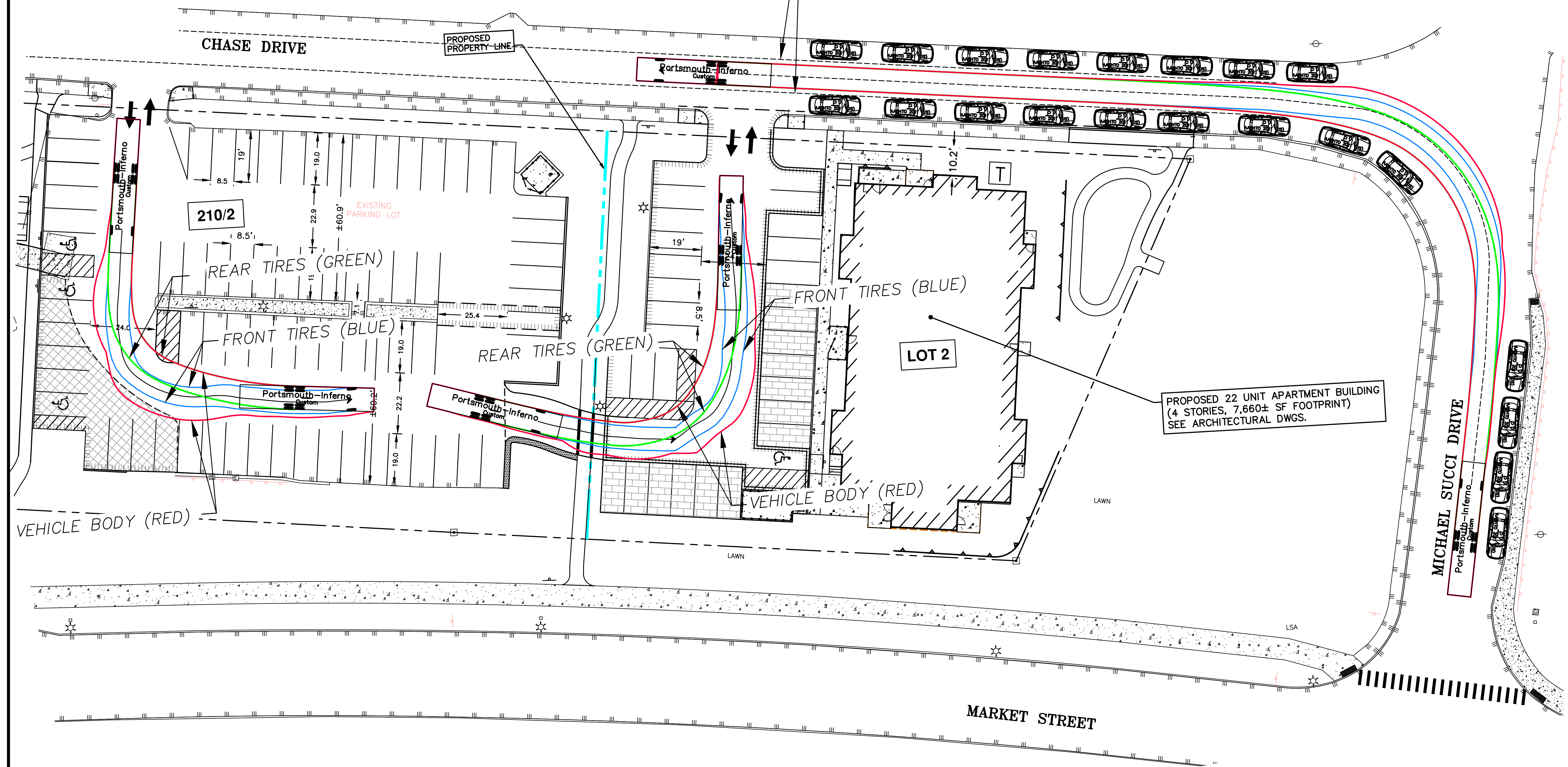




PORTSMOUTH LADDER TRUCK

NORTH  
 NAD83(2011)  
 GRID  
 NHPFC

12 FT WIDE ACCESS AISLE WITH 8 FT PARKING EACH SIDE (28 FT WIDE ROADWAY)



ISSUED FOR:  
 PLANNING BOARD APPROVAL  
 ISSUE DATE:  
 NOVEMBER 18, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	10/18/19
1	TAC COMMENTS	CDB	11/18/19

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

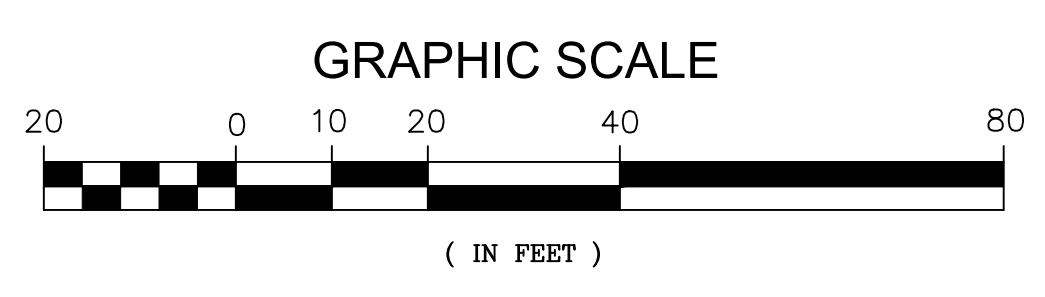
SCALE:  
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 11" x 17" - 1" = 40'

OWNER:  
 BETHEL ASSEMBLY OF GOD  
 200 CHASE DRIVE  
 PORTSMOUTH, NH 03801  
 APPLICANT:  
 200 CHASE DRIVE, LLC  
 36 MAPLEWOOD AVE.  
 PORTSMOUTH, NH 03801

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

TITLE:  
 AUTOTURN TURNING TEMPLATE (PORTSMOUTH LADDER TRUCK)

SHEET NUMBER:  
 AT-1



P4950



**TRAFFIC GENERATION MEMORANDUM**

**Assessor’s Map 210, Lot 02  
 200 Chase Drive, Portsmouth, NH  
 Altus Project #P4950**

**November 5, 2019**

The Bethel Assembly of God (owner) and 200 Chase Drive, LLC (Applicant) are proposing to re-develop the property located at 200 Chase Drive (Assessor’s Map 210, Lot 02) to construct a new multi-family building that will provide 22 housing units and retain the existing church and residential houses. The existing church will continue to operate as it is today. This traffic generation memorandum is to determine the anticipate traffic that results from the proposed 22-Unit residential apartment building, excluding the existing church traffic. Utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual (9<sup>th</sup> Edition), the anticipated traffic generated from the proposed apartment building (Section 220) is as follows:

**Trip Generation Table**  
 22-Unit Apartment (ITE, Section 220)

	<u>Time</u>	<u>Rate</u>	<u>Vehicle Trips</u>
Total Trips*	Weekday	6.65	146.3
	Saturday	6.39	140.6
	Sunday	5.86	128.9
*Total trips estimate 50% entering and 50% exiting site			
Peak Hr	Weekday AM Peak Hr	0.55	12.1
	Weekday PM Peak Hr	0.67	14.7
	Saturday Peak Hr	0.52	11.4
	Sunday Peak Hr	0.51	11.2

Note: This Traffic Generation Memo excludes any existing traffic counts from the existing use of the church parking lot as a public parking lot.

Ecopy: Stephen Kelm, 200 Chase Drive, LLC  
 Pastor Chad Lynn, Connect Community Church



*Civil  
Site Planning  
Environmental  
Engineering*

133 Court Street  
Portsmouth, NH  
03801-4413

**Waiver Request**  
**Assessor's Map 210, Lot 02**  
**200 Chase Drive, Portsmouth, NH**  
**Altus Project #P4950**

**November 5, 2019**

**Waiver Request #1: Article 9, Section 9.3 -Location and Disposal**

The project proposal is to place the dumpster and waste container pads as shown on the proposed project plans. The existing church does not have access to the rear of the building (Market St side) so a side location was selected, using the parking lot side instead of the single family residential side. The new 22-Unit apartment building has three frontages and a side, so the side location was selected for waste disposal. The pads are located a minimum of 10 feet from the property line, where 20 feet is required. No drainage inlets will be within 20 feet of the waste disposal pads. The proposed waste storage areas will be enclosed with solid fencing to screen dumpster and waste storage as shown on the project plans and details.

Ecopy: Stephen Kelm, 200 Chase Drive, LLC  
Pastor Chad Lynn, Connect Community Church

wde/4950-Waiver Request\_110119.doc