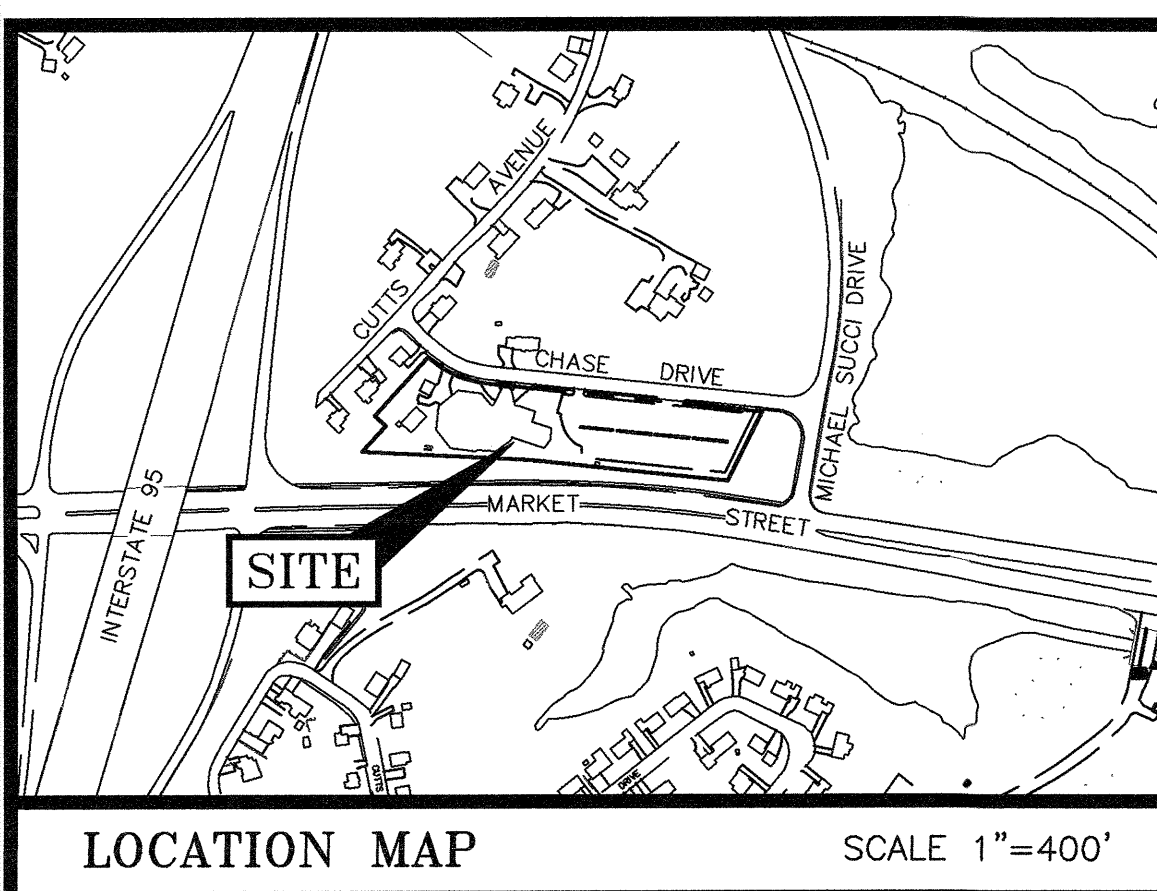




200 Chase Ave, Portsmouth, NH
June 2019

Artist Renderings of Michael Succi Drive Elevation



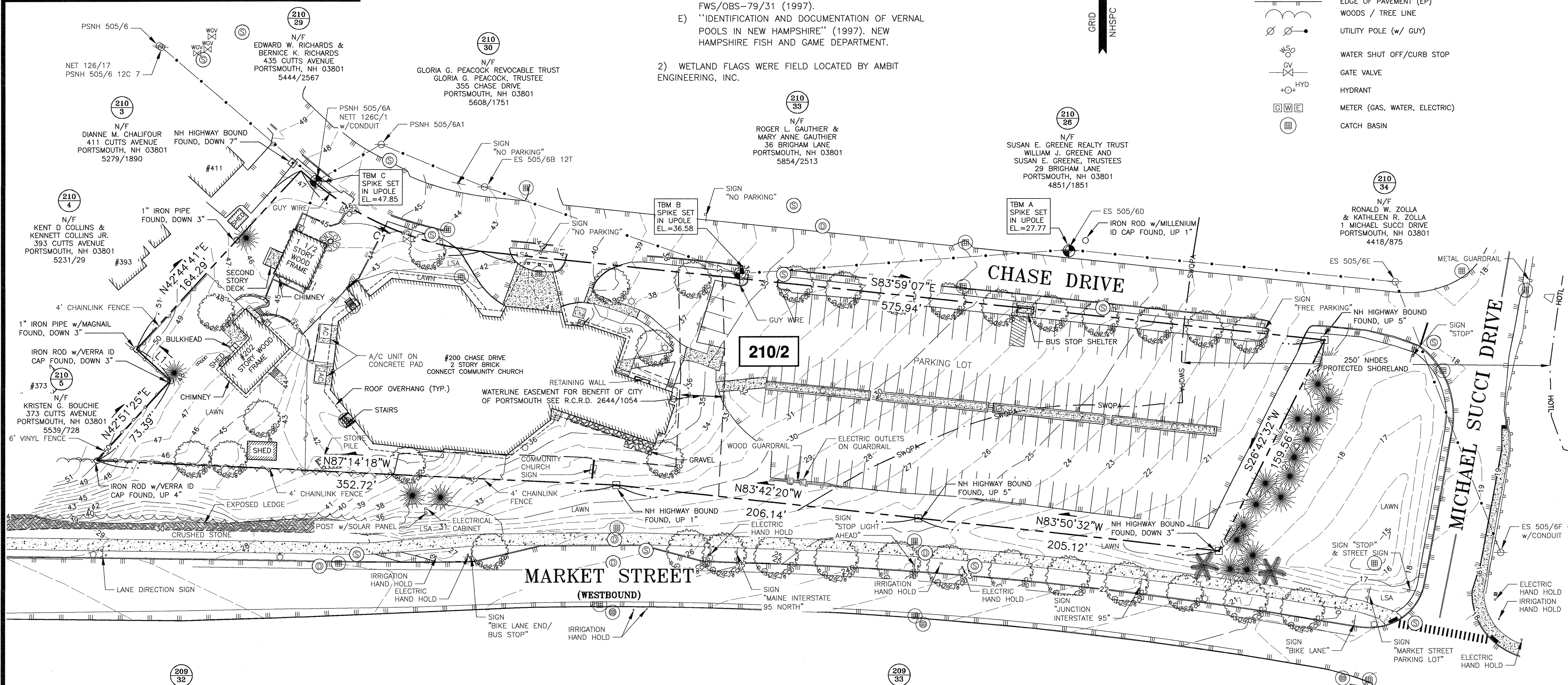


PLAN REFERENCE:
 1) LOT LINE ADJUSTMENT PLAN 200 CHASE DRIVE & 373 CUTTS AVENUE PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 210-2 & 210-5 FOR KRISTEN G. BOUCHIE & THE BETHEL ASSEMBLY OF GOD. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED MAY 23, 2013, FINAL REVISION DATE JUNE 25, 2013. R.C.R.D.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

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

LEGEND:

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



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

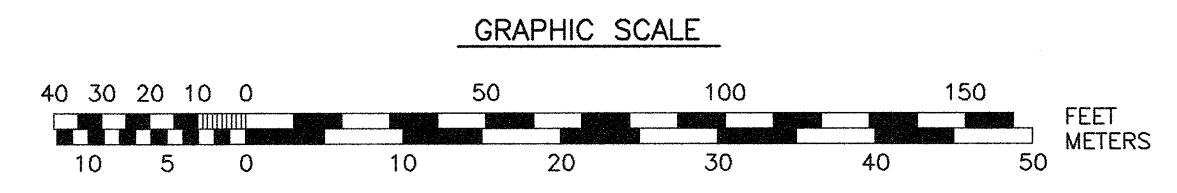
**BETHEL ASSEMBLY OF GOD
 200 CHASE DR
 PORTSMOUTH, N.H.**

LENGTH TABLE

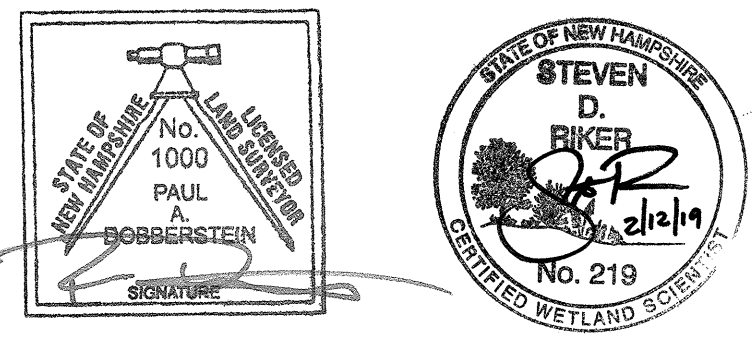
LINE	BEARING	DISTANCE
L1	N47°21'20"W	31.46'

CURVE TABLE

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



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."
 PAUL A DOBBERSTEIN, LLS
 DATE 2/12/2019



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

SCALE 1" = 40' AUGUST 2018

EXISTING CONDITIONS PLAN **C1**

NOTE:

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

PLAN REFERENCES:

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

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

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

DEVELOPMENT SITE AREA 2.68± ACRES
 PERMITTED USES MULTI-FAMILY GREATER THAN 8 UNITS
 PLACE OF ASSEMBLY (EXISTING)
 SINGLE FAMILY RESIDENTIAL (EXISTING)

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

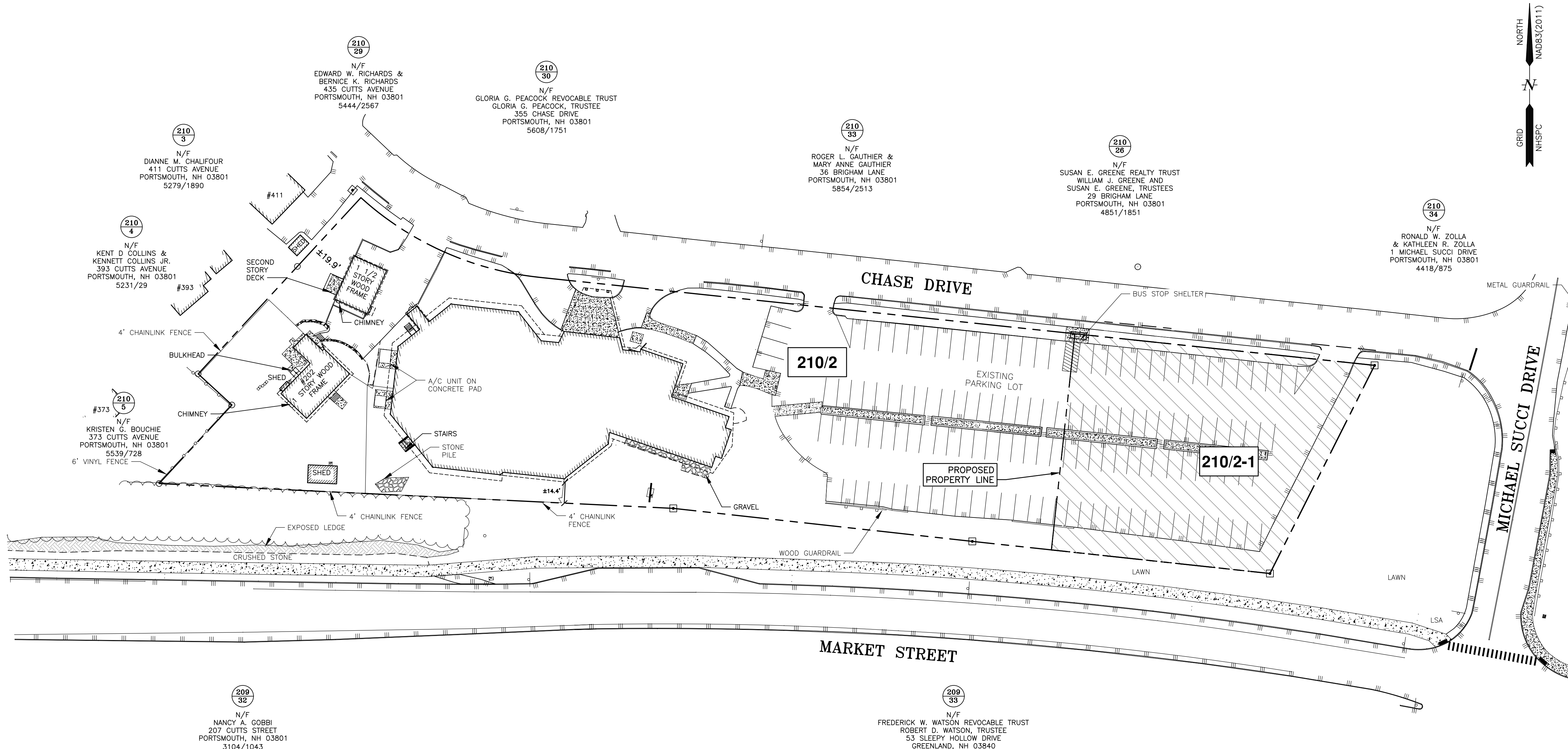
PROPOSED LOTS:

TAX MAP 210, LOT 2 (EXISTING CHURCH)

LOT AREA 89,966± S.F. (2.07 ACRES)
 SPECIAL EXCEPTION PLACE OF ASSEMBLY - RELIGIOUS (EXISTING)

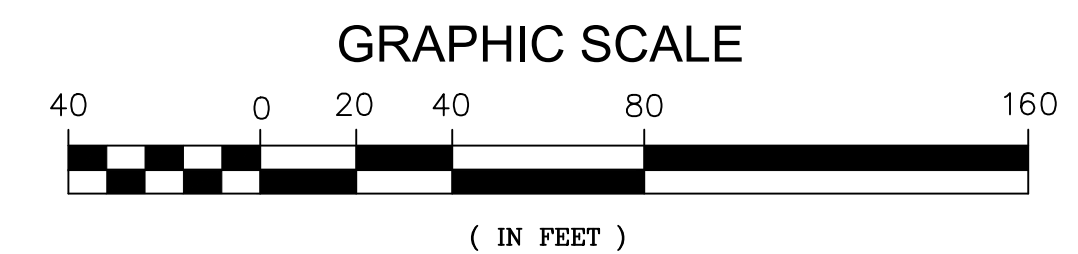
TAX MAP 210, LOT 2-1 (NEW LOT)

LOT AREA 26,625± S.F. (0.61± ACRES)
 22 UNIT RESIDENTIAL APARTMENT (NEW USE)



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



ENGINEER:

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

ISSUED FOR: TAC WORK SESSION

ISSUE DATE: JUNE 4, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	06/04/19

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

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

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

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

TITLE:
 PRELIMINARY SUBDIVISION PLAN

SHEET NUMBER:
 S-1

P4950

LEGEND

- PROPERTY LINE
- [---] DEVELOPMENT SITE AREA
- [---] PROPOSED COMMUNITY SPACE

NOTES:

1. 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).
2. THE EXISTING LOT 210-2 CONSISTS OF A COMMUNITY BUILDING AND TWO SINGLE FAMILY RESIDENTIAL BUILDINGS. THE INTENT IS TO SUBDIVIDE THE EXISTING LOT TO CREATE LOT 210-2-1 WHICH WILL CONSTRUCT A NEW 22 UNIT APARTMENT BUILDING PER SECTION 10.5B34.40. THE TWO CONTIGUOUS LOTS WILL BE INCLUDED IN THE DEVELOPMENT SITE.
3. 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".
4. A NHDES WETLANDS BUREAU SHORELAND PERMIT WILL BE REQUIRED FOR WORK WITHIN 250 FT OF THE HIGHEST OBSERVABLE TIDE LINE (HOTL).

ZONING SUMMARY

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

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	150.8 FT
MINIMUM SITE DEPTH	100 FT	147.7 FT
MINIMUM PERIMETER BUFFER TO RESIDENTIAL, MIXED RESIDENTIAL OR CHARACTER DISTRICT	75 FT	NA
MAXIMUM BLOCK LENGTH	800 FT	764 FT
MAXIMUM BLOCK PERIMETER	2,200 FT	1,905 FT
MAXIMUM BUILDING COVERAGE	70%	24.2% (28,200 SF)
MINIMUM OPEN SPACE COVERAGE	20%	37.5%
COMMUNITY SPACE	20%	20%

ZONING SUMMARY CONTINUED:

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

	REQUIRED	PROVIDED
MINIMUM LOT DEPTH	NR	
MINIMUM STREET FRONTAGE	50 FT	±159 FT
SETBACKS:		
FRONT: MARKET STREET	10-30 FT	11.0± FT
CHASE STREET	10-30 FT	13.2± FT
MICHAEL SUCCI DRIVE	10-30 FT	10.3± FT
INTERIOR LOT LINES	0 FT	79± FT

BUILDING LOT USE:

	REQUIRED	PROVIDED
MAXIMUM DWELLING UNITS PER BUILDING	24	21
MAXIMUM DWELLING UNIT SIZE	NR	

DESIGN STANDARDS:

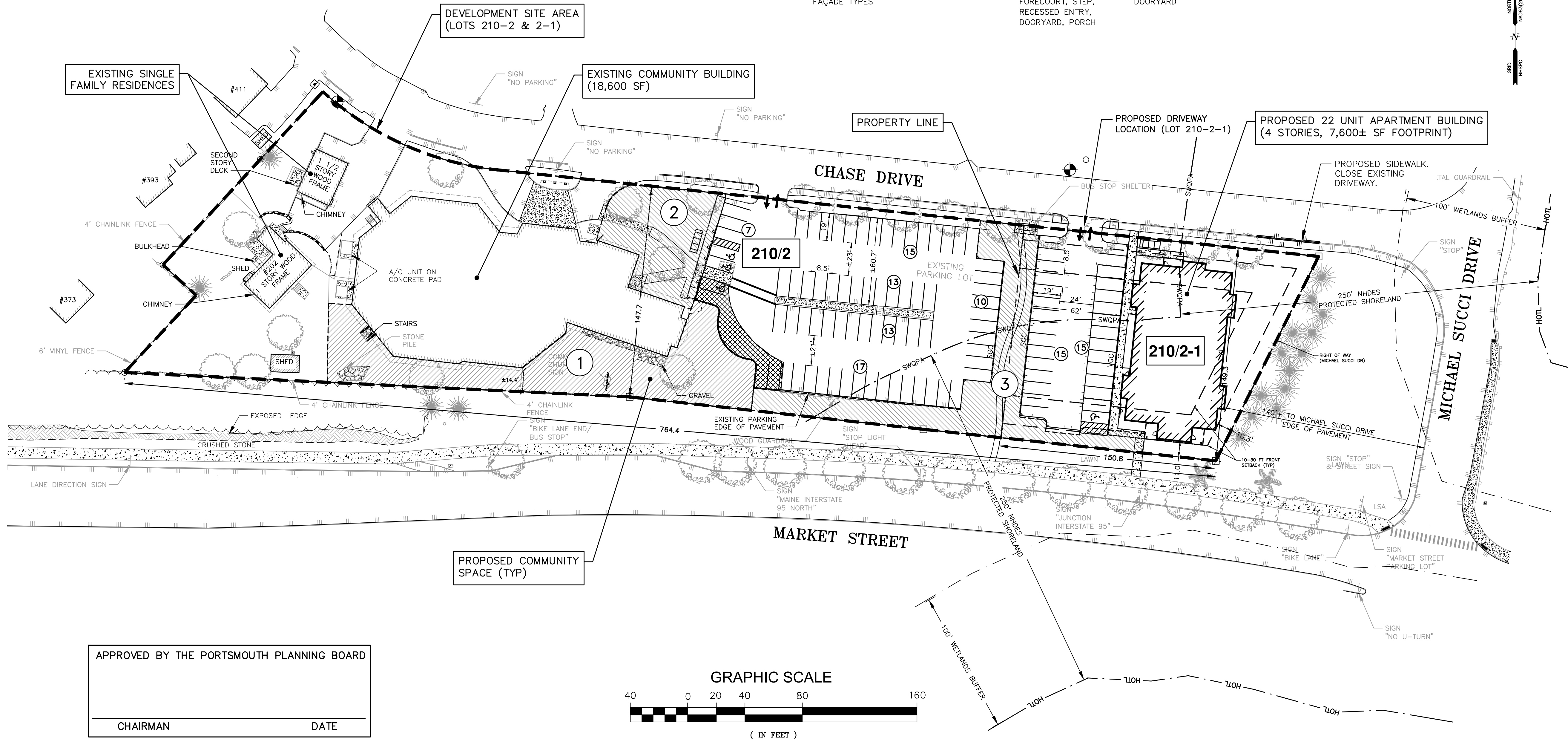
	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT -	4 STORIES (50FT)	4 STORIES (50 FT)
MINIMUM STREET FACING FAÇADE HEIGHT	24 FT	24+ FT
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE	36 INCHES	<3 FT
MAXIMUM BUILDING COVERAGE	50%	28.6%
MAXIMUM BUILDING FOOTPRINT	20,000 SF	7,600± SF
MAXIMUM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

PARKING REQUIREMENTS:

DWELLING UNITS	1.3 SPACES PER DWELLING UNIT
	28.6 MINIMUM REQUIRED (22 DWELLING UNIT)
	4.4 VISITOR PARKING SPACES (1 PER 5 UNITS)
	33 SPACES REQUIRED
PARKING INCENTIVE SECTION 10.5B82.10 A)	
20% REDUCTION IN SPACES PER 10.5B82.10.A)	27 SPACES REQUIRED
20% INCREASE ALLOWED	33 SPACES ALLOWED
	30 SPACES PROPOSED
BICYCLE PARKING REQUIRED	1 SPACE PER 5 DWELLING UNITS
	4.4 SPACES REQUIRED
	5 SPACES PROVIDED

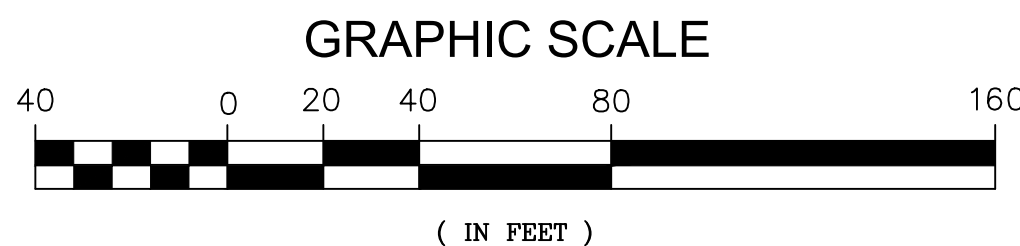
COMMUNITY SPACE

REQUIRED 20% OF SITE DEVELOPMENT AREA = 23,320 SF
 AREA 1 = 10,450 SF - TYPE = COMMUNITY GARDEN
 AREA 2 = 5,000 SF - TYPE = OUTDOOR COURTYARD
 AREA 3 = 7,900 SF - TYPE = GREENWAY
 TOTAL = 23,350 SF COMMUNITY SPACE PROVIDED (20%)



APPROVED BY THE PORTSMOUTH PLANNING BOARD

 CHAIRMAN DATE



ENGINEER:

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

ISSUED FOR: TAC WORK SESSION

ISSUE DATE: JUNE 4, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	12/04/19

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

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

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

PROJECT:
 MIXED USE DEVELOPMENT SITE

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

TITLE:
 OVERALL SITE PLAN

SHEET NUMBER:
 C-2

LEGEND

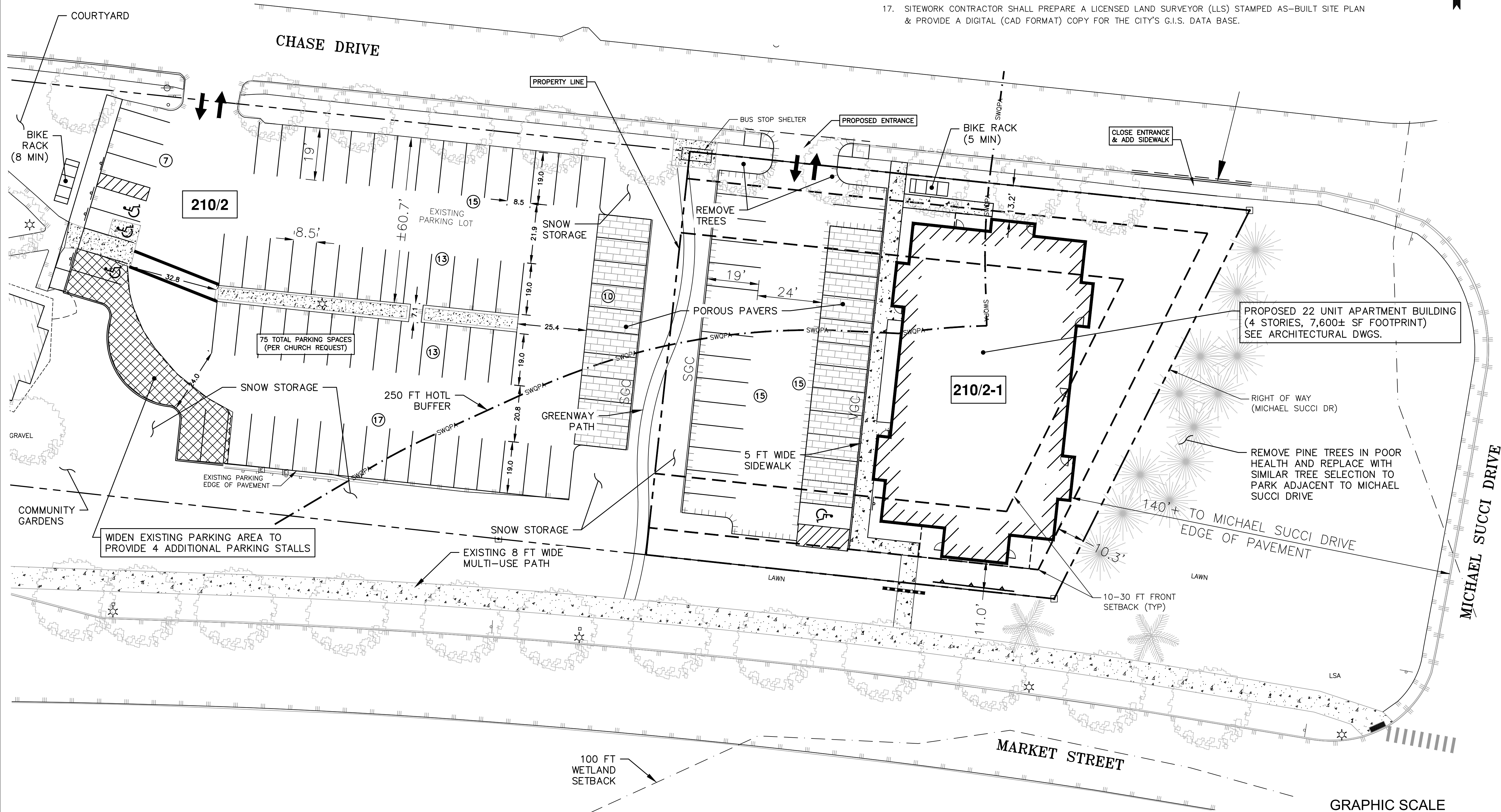
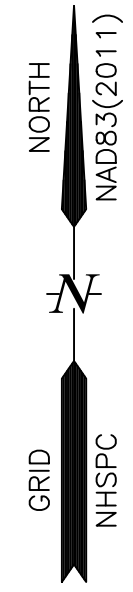
- * SEE SHEET C-1 FOR EXISTING FEATURES
- PROPERTY LINE
- SWOPA --- 250 FT SHORELAND BUFFER
- - - - - WETLAND SETBACK LINE
- ===== PROPOSED PAVEMENT
- VGC SGC BCC VERTICAL GRANITE CURB/SLOPED GRANITE CURB/
BITUMINOUS CONCRETE CURB (CAPE COD)
- SAWCUT LINE/MATCH EXISTING
- /////// PROPOSED BUILDING
-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

SITE NOTES

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

SITE NOTES CONT'D

9. CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
10. THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER FOR RESOLUTION.
12. AREA OF DISTURBANCE IS UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
13. SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN UPLAND AREAS SHOWN THEREON. NO SNOW STORAGE SHALL BE PROVIDED WITHIN THE LANDSCAPED AREA BETWEEN THE DRIVEWAY ENTRANCE THAT WOULD RESTRICT SITE VEHICULAR AND PEDESTRIAN SIGHT DISTANCE. IF ADEQUATE ON-SITE SNOW STORAGE IS NOT AVAILABLE, THE SNOW SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.
14. PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
15. ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
16. THE APPROVED SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
17. SITEWORK CONTRACTOR SHALL PREPARE A LICENSED LAND SURVEYOR (LLS) STAMPED AS-BUILT SITE PLAN & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.



ENGINEER:

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

ISSUED FOR: TAC WORK SESSION

ISSUE DATE: JUNE 4, 2019

REVISIONS

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0	INITIAL SUBMISSION	EDW	06/04/19

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

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

OWNER/APPLICANT:

BETHEL ASSEMBLY OF GOD
200 CHASE DRIVE
PORTSMOUTH, NH 03801

PROJECT:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

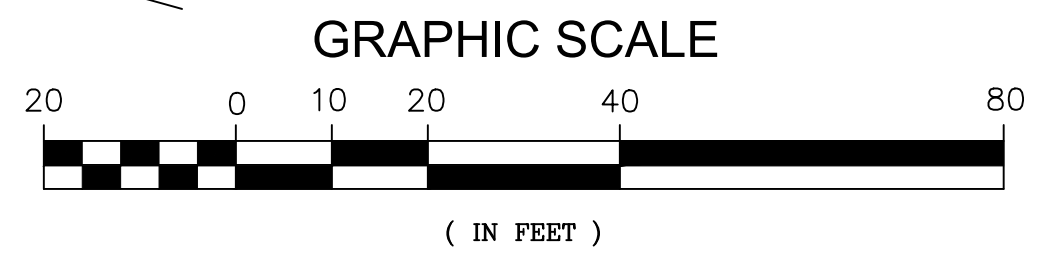
200 CHASE DRIVE
PORTSMOUTH, NH
ASSESSOR'S PARCEL 210-2

TITLE:

SITE PLAN

SHEET NUMBER:

C-3



P4950

