



# LETTER OF TRANSMITTAL

**TO:** City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH  
03801

**FROM:**  
**AMBIT ENGINEERING, INC.**  
Civil Engineers and Land Surveyors  
200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

DATE: 11/29/2018	JOB NO. 2360
ATTENTION: Planning Department	
RE: Conditional Use Permit Application REVISION - Section 10.1112.52	
Islamic Society of Secoast Area; 686 Maplewood Ave	

**WE ARE SENDING YOU**

<input checked="" type="checkbox"/> ATTACHED	<input type="checkbox"/> UNDER SEPARATE COVER VIA
<input type="checkbox"/> SHOP DRAWING	<input type="checkbox"/> PRINTS
<input checked="" type="checkbox"/> PLANS	<input type="checkbox"/> SPECIFICATIONS
<input type="checkbox"/> SAMPLES	<input type="checkbox"/> OTHER

COPIES	DATE	REVISION	DESCRIPTION
12		11-29-18	Application Forms- REVISED
12		11-29-18	Supplemental Material- Gorrill Palmer Study REVISED
			.pdf email of revised materials attached sent this date

## THESE ARE TRANSMITTED AS CHECKED BELOW

☒ FOR YOUR APPROVAL      ☐ FOR YOUR USE      ☐ AS REQUESTED  
☐ FOR BIDS DUE  
☐ FOR REVIEW AND COMMENT      ☐ RETURNED AFTER LOAN TO US

## REMARKS

Please note highlighted items on revised submitted material.

**COPY TO** File

If enclosures are not as noted, kindly notify us at once.

**Revised**  
**Trip Generation / Parking Demand Evaluation**  
**Maple Masjid of Portsmouth**  
**Portsmouth, New Hampshire**

**Date:** November 29, 2018  
**Subject:** Trip Generation / Parking Demand  
Maple Masjid of Portsmouth – Portsmouth, New Hampshire  
**To:** Mohammed Ebrahim, Ph.D., P.E., ISSA  
**From:** Randy Dunton / Emily Leighton, Gorrill Palmer Consulting Engineers

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Gorrill Palmer (GP) has prepared the following summary of a trip generation and parking demand evaluation for the proposed Maple Masjid of Portsmouth located at 686 Maplewood Avenue, Portsmouth, New Hampshire. The Mosque is proposed to be 8,045 sf in size and constructed for the Islamic Society of the Seacoast Area (ISSA). The following summarizes the methodology and results of the evaluation.

### **Trip Generation**

Trip generation is typically estimated using the Institute of Transportation Engineers (ITE) publication, *Trip Generation*, Tenth Edition. However, based on a review of the available information in *Trip Generation*, there is only one available study for Land Use Code (LUC) 562 – Mosque. In the ITE description of Mosque it states that LUC 560 – Church and LUC 561 – Synagogue are similar uses. Although these two places of Worship hold services on Sundays, whereas Mosques typically hold their larger service on Fridays, the volume of traffic they generate during their respective peaks were compared for the three uses. Based on a review of the three LUCs, the following information was identified for consideration:

- LUC 560 – Church
  - Sunday Peak Hour of the Generator: 9.99 trip ends per 1,000 sf
  - 18 Studies
- LUC 561 – Synagogue
  - Sunday Peak Hour of the Generator: 7.83 trip ends per 1,000 sf
  - 1 Study
- LUC 562 – Mosque
  - Friday PM Peak Hour of the Generator: 18.39 trip ends per 1,000 sf
  - 1 Study



Since there is only one study each for LUC 561 and LUC 562, and 18 studies for LUC 560, GP used a weighted average of the peak hours of the generators as an appropriate method to forecast the trip generation for the proposed Mosque. The following summarizes the calculated weighted average trip generation rate:

$$\frac{9.99 * 18 + 7.83 * 1 + 18.39 * 1}{18 + 1 + 1} = 10.30 \text{ trip ends per 1,000 sf}$$

Using the weighted average trip generation rate of 10.30 trip ends per 1,000 sf for the peak hour of the generator and the proposed gross floor area of 8,045 sf, the proposed Mosque is forecast to generate 83 trip ends during the Friday peak hour of the Mosque. A trip end is a trip into or out of the site, thus a round trip is equal to two trip ends.

## Parking Demand

The Mosque is proposing 60 on-site parking spaces. To evaluate if 60 parking spaces is adequate, the parking demand for the proposed Mosque has been estimated using two sources. The first is the City of Portsmouth Ordinance using maximum occupancy and the second is the ITE publication, *Parking Generation*, Fourth Edition. The following summarizes the parking demand evaluation using each of the sources.

### *Portsmouth City Ordinance*

Article 11 – Site Development Standards, Section 10.1112.30 lists the off-street parking requirements for specific land uses. Based on the “Table of Minimum Off-Street Parking Requirements for Nonresidential Uses,” a religious place of assembly requires 0.4 parking spaces per seat for fixed seating, 1 space per 4 persons maximum occupancy of assembly area, or a parking demand analysis. Since there is no fixed seating, the rate of 1 space per four persons maximum occupancy was used. The study provided by JS Consulting Engineers dated October 16, 2018 states the maximum occupancy of the assembly area is 622 occupants. This would result in 156 required parking spaces, where 60 are proposed. Because the site is proposing 60 parking spaces it does not meet the Ordinance requirements.

### *ITE Parking Demand*

The parking demand for the proposed Mosque has also been estimated using the ITE publication, *Parking Generation*, Fourth Edition. To be consistent with the forecast trip generation methodology, the parking demand has been based on the weighted average of LUC 560 – Church, LUC 561 – Synagogue, and LUC 562 – Mosque. The following summarizes the available parking demand information from ITE for the three LUCs:



- LUC 560 – Church
  - Sunday Peak Parking Demand: 8.37 spaces per 1,000 sf
  - 12 Studies
- LUC 561 – Synagogue
  - Sunday Peak Parking Demand: Not available
  - 0 Studies
- LUC 562 – Mosque
  - Friday Peak Parking Demand: 17.32 spaces per 1,000 sf
  - 3 Studies

The following summarizes the calculated weighted average parking demand rate. Since the Synagogue had no studies for parking demand based on the gross floor area, it was not included in the weighted average.

$$\frac{8.37 * 12 + 17.32 * 3}{12 + 3} = 10.16 \text{ spaces per 1,000 sf}$$

Using the weighted average peak parking demand rate of 10.16 trip ends per 1,000 sf for the peak hour of the generator and the proposed gross floor area of 8,045 sf, the proposed Mosque is forecast to have a peak parking demand of 82 trip ends during the Friday peak hour. This is 22 vehicles greater than the proposed number of parking spaces.

Due to the site's close proximity to a bus stop directly across the street, an "other modes of transportation" reduction can be applied to the parking demand to account for visitors arriving to the site using an alternative mode of transportation (such as a bus). An "other modes" reduction of 5% has been applied to the peak parking demand. This is a reduction of 4 parking spaces, which yields a parking demand of 78 spaces, which is 18 more spaces than is currently proposed.

Although the ITE forecast parking demand is greater than the proposed number of spaces, ISSA is confident the 60 proposed spaces will be adequate for the following reasons:

- The peak parking demand occurs once per week on Fridays around 1:00 PM. All other times are forecast to experience significantly less traffic.
- They are proposing to encourage carpooling to their visitors.
- The C & J Trailway Park and Ride is less than 3 miles from the site and is a hub for bus service, which could encourage additional use of the bus stop in front of the site. GP recommends that the bus stop location be monitored to identify if a crosswalk and supplemental signage should be installed to accommodate an influx of use.



- The current peak attendance at the existing Dover location is approximately 100 people. This location is proposed to remain functional after the Portsmouth location is occupied. Based on information from ISSA, attendance is not forecast to exceed 200 people total for the two uses.
- The use of adjacent facilities can be explored if it is determined that additional parking is needed for the Friday service.

These methods are expected to help decrease overall parking demand for the site.

## **Sight Distance Evaluation**

In addition to forecasting site trip generation and parking demand, GP also completed a site visit to evaluate the sight distance of the proposed site driveway. The City of Portsmouth requires that AASHTO requirements for all season safe sight distance be met. The posted speed limit on Maplewood Avenue along the site frontage is 25 mph. AASHTO intersection sight distance requirements are as follows:

- Left turn from Stop: 280 feet
- Right turn from Stop: 240 feet

The sight distance is measured from the estimated location of a driver in the site driveway to the center of the oncoming lane. The height of eye of the driver and the height of the object are 3.5 feet above the roadway.

Based on a review of the site driveway, the sight distance exceeds 360 feet looking right and appears to exceed AASHTO requirements looking left. It should be noted that construction equipment was located on Maplewood Avenue to the west of the site, under the I-95 bridge, that interfered with the sight distance evaluation. It is estimated that the sight distance looking left can be met if this equipment is moved, but the sight distance should be confirmed when the construction equipment is no longer in the roadway.

## **Conclusions**

The following is a summary of the conclusions:

- I. The proposed Mosque is forecast to generate 83 trip ends during the Friday peak hour of the generator.



2. Based on the Portsmouth Ordinance and using maximum occupancy, the site is required to provide 156 parking spaces. The site is currently proposing 60 parking spaces, so the Ordinance requirement is not met.
3. Based on ITE *Parking Generation* and an “other modes” reduction to account for transit use, the site is forecast to have a peak demand of 78 spaces, 18 greater than the proposed 60 spaces. ISSA is proposing to encourage the use of carpooling, transit, and use of the park and ride to reduce the peak demand.
4. The sight distance at the site driveway appears to meet AASHTO requirements looking in both directions but should be verified once construction equipment is removed.



# CITY OF PORTSMOUTH

## New Hampshire

### CONDITIONAL USE PERMIT APPLICATION

Department Use Only

Assessor Plan # 1  
Zone \_\_\_\_\_

Lot # \_\_\_\_\_  
Lot area \_\_\_\_\_

Date \_\_\_\_\_  
Fee \_\_\_\_\_  
By \_\_\_\_\_

Applicant Islamic Society of the Seacoast Area Owner of Record Same

Applicant Street Address 42 N Dover Point Rd Owner Street Address \_\_\_\_\_

Applicant City / State / Zip Dover, NH 03820 Owner City / State / Zip \_\_\_\_\_

Applicant phone (603) 750-4060 Owner phone (\_\_\_\_) \_\_\_\_\_

Applicant e-mail http://www.issa-nh.org/

Location (street address) of proposed work: 686 Maplewood Avenue

Existing Use: Construction Staging Area

All applications must file an [online building permit application \(https://portsmouthnh.viewpointcloud.com/#/1071\)](https://portsmouthnh.viewpointcloud.com/#/1071) or reference an existing one on file.

Building Permit Application # 13729

Requesting a Conditional Use Permit Per Section 10.1112.52 of the Zoning Ordinance.

Provide a detailed description of the project, including reference to the relevant Zoning Sections and how the criteria of the Zoning Ordinance are met (Attach additional sheets as necessary):

**The applicant is seeking to construct a religious place of assembly on Assessor's Tax Map 220 Lot 90. The Conditional Use Permit request is to allow 60 parking spaces where 156 spaces would be required by the maximum occupancy load of the Assembly Area (see attached memo from JS Consulting Engineers). The Applicant has based the design of the building on current attendance of 100 people and does not foresee more than 200 people in attendance in the coming years. Attached is a Trip Generation/Parking Demand Memo by Gorrill Palmer, Parking Consultants, indicating that the proposed Mosque is actually only short 18 spaces. 60 spaces are proposed, which is 10 spaces more than that proposed on the BOA approval. The attached Site Plan depicts the proposed 60 parking layout.**

The undersigned certifies that all the required conditions exist for granting of this request according to the terms of the Zoning Ordinance as demonstrated in the attached submittals.

Only complete applications will be accepted by the deadline date. A complete application shall consist of: a completely filled out application form with original signatures, the application fee, twelve (12) packets of required plans and any supporting documents or photos, and an electronic file in PDF format of application and all submissions. Incomplete applications will not be accepted. Applications received after the deadline will be scheduled for the following month. The owner or his/her representative is required to attend the Planning Board Public Hearing for the above Conditional Use Permit.

agent  
Signature of Property Owner (If not owner, authorization to file on owner's behalf is required) 11/29/18 Date

Please PRINT name here DOUGLAS LAROSA

**Applicant's Responsibilities  
& Submission Requirements**

1. All applications for Conditional Use Permits (CUP) must be submitted to the Planning Department prior to the published deadline.
2. An online Building Permit application must also be filed or referenced for the project in order for the CUP application to be considered complete.
3. An applicant shall only be the owner of the property or the owner's authorized representative.
4. It is the obligation of the applicant to submit adequate plans and exhibits to demonstrate compliance with the criteria outlined in the Zoning Ordinance.
5. The applicant shall submit one (1) original and eleven (11) copies of the application and any plans, exhibits, and supporting documents.
6. If a Site Plan is submitted as supporting documentation to the application, the applicant shall submit two (2) full-size (22"x34") copies and ten (10) reduced (11"x17").
6. The applicant shall provide electronic files in Portable Document Format (PDF) of all submittals.
7. The Planning Department reserves the right to refuse applications which do not meet these minimum requirements. The Planning Department may also require additional information and/or exhibits as needed to illustrate the scope of the project.

I have read the above list of responsibilities, have provided all required information, and such information is current, accurate, and complete to the best of my knowledge.

 agent

1/29/18

(Applicant's Signature, date)

The Applicant is encouraged to consider the following when completing the application:

- ☐ Provide neat and clearly legible plans and copies
- ☐ Use of color or highlights is encouraged in order to identify pertinent areas on plans
- ☐ Applicants are encouraged to review the application with a member of the Planning Department staff prior to submittal
- ☐ All applicants are encouraged to discuss the project with impacted neighbors

This permit application is intended for the conditional use permit requests for the following relevant sections of the Zoning Ordinance:

- ☐ Section 10.720 – Flexible Development – Open Space PUD/Residential Density PUD
- ☐ Section 10.835 – Accessory Drive-through Uses
- ☐ Section 10.5A43.43 – Building Footprint (CD4, CD4-W, CD5)
- ☐ Section 10.5A46.22.1(f) – Community Space on a separate lot
- ☐ Section 10.5A46.23 – Community Space excess credit
- ☐ Section 10.5B25.20 – Excess dwelling units per building (Gateway Neighborhood Mixed-Use Districts)
- ☐ Section 10.5B41.10 – Development Site approval (Gateway Neighborhood Mixed-Use Districts)
- ☐ Section 10.5B72 – Density Bonus Incentives (Gateway Neighborhood Mixed-Use Districts)
- ☐ Section 10.862 – Hours of Operation
- ☐ Section 10.1112.52 – Maximum and Minimum Number of Parking Spaces
- ☐ Section 10.1112.62 – Shared parking on separate lots



# PROPOSED SITE PLAN PORTSMOUTH MAPLE MASJID 686 MAPLEWOOD AVENUE

PORTSMOUTH, NEW HAMPSHIRE  
CONDITIONAL USE PERMIT PLAN

**OWNER/APPLICANT:**  
ISLAMIC SOCIETY OF  
THE SEACOAST AREA  
42N DOVER POINT ROAD  
DOVER, NH 03820

**BUILDING DESIGNER:**  
LIVING SPACES, INC.  
1247 WASHINGTON ROAD  
RYE, NH, 03870  
Tel. (603) 954-5180

**CIVIL ENGINEER & LAND SURVEYOR:**  
AMBIT ENGINEERING, INC.  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801  
Tel. (603) 430-9282  
Fax (603) 436-2315

**LANDSCAPE DESIGNER:**  
KRIS ROMANIAK  
20 BRADFORD STREET  
DERRY, NH, 03038  
Tel. (617) 576-2129



## Legend

### Character Districts

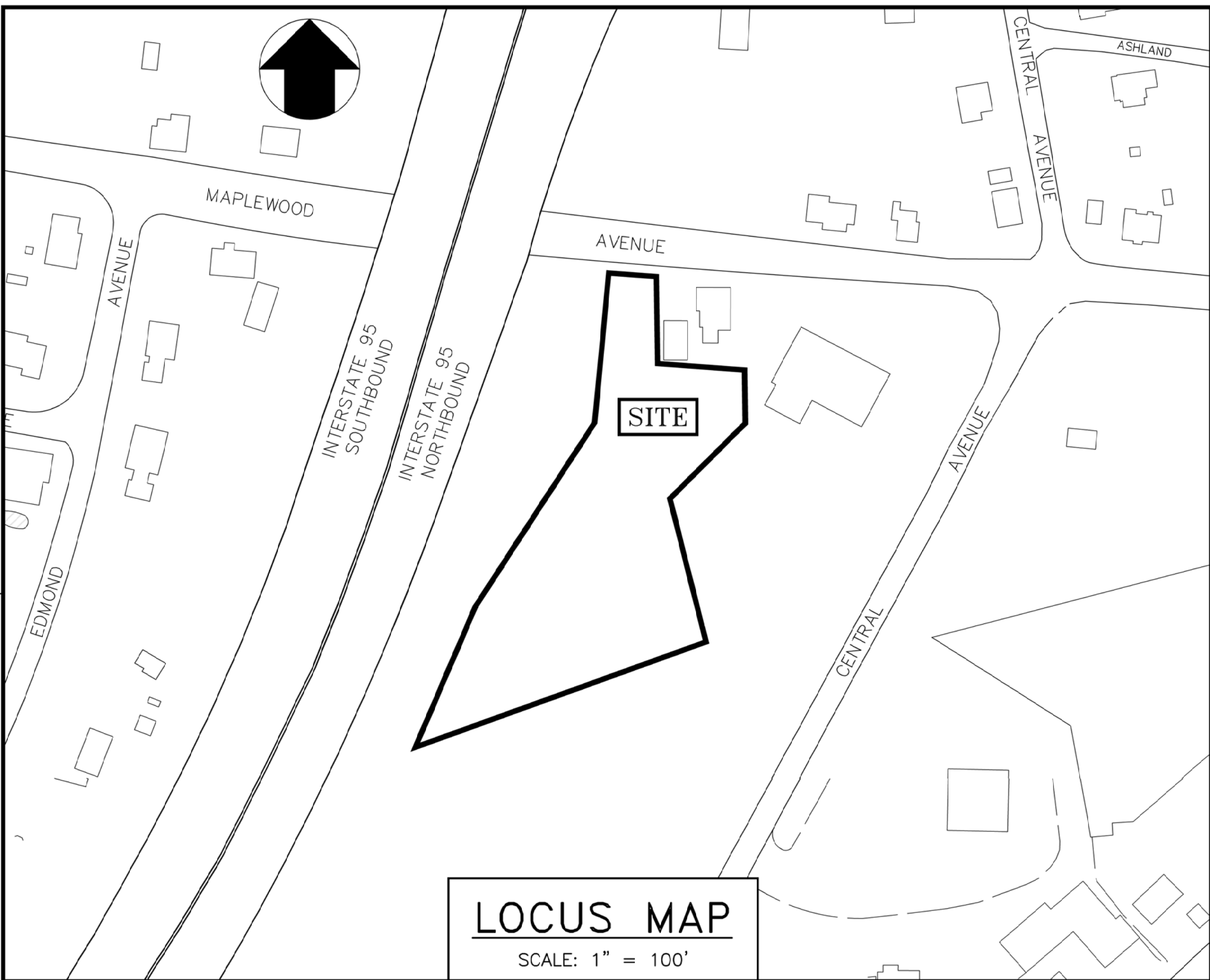
Character-Based Zoning Area  
(Refer to Zoning Map Sheet 2 of 2  
Character Districts Regulating Plan)

### Residential Districts

- R Rural
- SRA Single Residence A
- SRB Single Residence B
- GRA General Residence A
- GRB General Residence B
- GRC General Residence C
- GAMH Garden Apartment/Mobile Home Park

### Mixed Residential Districts

- MRO Mixed Residential Office
- MRB Mixed Residential Business



## LOCUS MAP

SCALE: 1" = 100'

## LEGEND:

EXISTING	PROPOSED	
---	---	PROPERTY LINE
S	S	SETBACK
SL	SL	SEWER PIPE
G	G	SEWER LATERAL
D	D	GAS LINE
W	W	STORM DRAIN
WS	WS	WATER LINE
UGE	UGE	WATER SERVICE
OHW	OHW	UNDERGROUND ELECTRIC
	UD	OVERHEAD ELECTRIC/WIRES
		FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
		CONTOUR
		SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
		SHUT OFFS (WATER/GAS)
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		TELEPHONE MANHOLE
		PARKING SPACE COUNT
		PARKING METER
		LANDSCAPED AREA
		TO BE DETERMINED
		CAST IRON PIPE
		COPPER PIPE
		DUCTILE IRON PIPE
		POLYVINYL CHLORIDE PIPE
		REINFORCED CONCRETE PIPE
		ASBESTOS CEMENT PIPE
		VITRIFIED CLAY PIPE
		EDGE OF PAVEMENT
		ELEVATION
		FINISHED FLOOR
		INVERT
		SLOPE FT/FT
		TEMPORARY BENCH MARK
		TYPICAL



## INDEX OF SHEETS

DWG. No.	
-	EXISTING CONDITIONS AND TOPOGRAPHY PLAN
C1	DEMOLITION PLAN
C2	SITE LAYOUT PLAN
C3	UTILITY PLAN

## UTILITY CONTACTS

**ELECTRIC:**  
EVERSOURCE  
1700 LAFAYETTE ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 436-7708, Ext. 555.5678  
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

**NATURAL GAS:**  
UNITIL  
325 WEST ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 294-5144  
ATTN: DAVE BEAULIEU

**CABLE:**  
COMCAST  
155 COMMERCE WAY  
PORTSMOUTH, N.H. 03801  
Tel. (603) 679-5695 (X1037)  
ATTN: MIKE COLLINS

**SEWER & WATER:**  
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
680 PEVERLY HILL ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 766-1438 ATTN: JIM TOW

**COMMUNICATIONS:**  
FAIRPOINT COMMUNICATIONS  
JOE CONSIDINE  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525

**PORTSMOUTH APPROVAL CONDITIONS NOTE:**  
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN  
PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF  
PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

**CONDITIONAL USE PERMIT PLAN  
PROPOSED SITE DEVELOPMENT  
686 MAPLEWOOD AVENUE  
PORTSMOUTH, N.H.**



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

PLAN SET SUBMITTAL DATE: 28 NOVEMBER 2018



# STRUCTURE DATA

"A" DRAIN MANHOLE  
RIM = 38.61  
INV. IN (W) = 30.1 12" RCP  
INV. OUT (E) = 30.0 12" RCP  
(MEASURED)(STEADY FLOW)

"B" SEWER MANHOLE  
RIM = 38.25  
INV. IN (W) = 32.5 10" PVC  
INV. OUT (SE) = 32.4 10" PVC  
(MEASURED)(STEADY FLOW)  
(THE PORTS. GIS RIM LABEL IS 39 AND INVERT 33.3)

"C" SEWER MANHOLE  
RIM = 37.75  
INV. IN (NW) = 32.3 10" PVC  
INV. OUT (E) = 32.3 10" PVC  
(MEASURED)(STEADY FLOW)  
(THE PORTS. GIS RIM IS 38.7 AND INVERT 33.2)

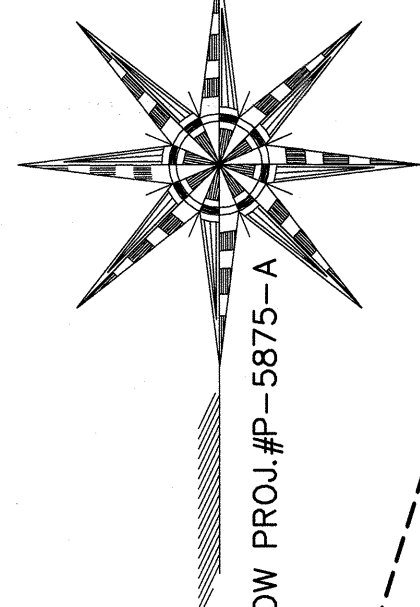
"E" CATCH BASIN  
RIM = 37.23  
BOTTOM ELEV. = 25.0  
(THE INVERTS WERE NOT VISIBLE UNDER SHELF & THERE IS STEADY FLOW OF WATER)

"F" CATCH BASIN  
RIM = 35.27  
INV. IN (N) = 29.2 15" RCP  
INV. OUT (W) = 29.2 18"±  
(GRILL IS RUSTED OUT)

"G" CATCH BASIN  
RIM = 35.29  
INV. OUT (S) = 30.8

(H) DRAIN MANHOLE  
RIM = 35.17  
(COULD NOT OPEN COVER TO MEASURE INVERTS)

"I" SEWER MANHOLE  
RIM = 34.96  
INV. IN (W) = 25.6 10" PVC  
INV. OUT (E) = 25.6 10" PVC  
(CITY GIS HAS RIM ELEVATION LABELED 35.6 AND INVERT AT 26.5)



ROUTE 95

NHROW PROJ. #P-5875-A

MAP 220 LOT 90

MAP 220 LOT 89

MAP 220 LOT 88

MAP 220 LOT 87

MAP 220 LOT 86

MAP 220 LOT 85

MAP 220 LOT 84

MAP 220 LOT 83

MAP 220 LOT 82

MAP 220 LOT 81

MAP 220 LOT 80

MAP 220 LOT 79

MAP 220 LOT 78

MAP 220 LOT 77

MAP 220 LOT 76

MAP 220 LOT 75

MAP 220 LOT 74

MAP 220 LOT 73

MAP 220 LOT 72

MAP 220 LOT 71

MAP 220 LOT 70

MAP 220 LOT 69

MAP 220 LOT 68

MAP 220 LOT 67

MAP 220 LOT 66

MAP 220 LOT 65

# GENERAL NOTES:

- 1.) ZONING DISTRICT - "SRB" SINGLE RESIDENCE "B"  
MIN. LOT AREA = 15,000 S.F.  
MIN. FRONTAGE = 100'  
MIN. LOT DEPTH = 100'  
BUILDING SETBACKS  
FRONT SETBACK = 30'  
REAR SETBACK = 30'  
SIDE SETBACK = 10'  
WETLANDS SETBACK = 100' (10,000 S.F. OR GREATER)  
WET LIMITED OUT ZONE = 50' (10,000 S.F. OR GREATER)  
WET VEGETATED BUFFER = 25' (10,000 S.F. OR GREATER)  
BUILDING RESTRICTIONS  
MAX. HEIGHT = 35'  
MAX. BUILDING COVERAGE = 20%  
MIN OPEN SPACE = 40%
- 2.) THIS IS AN AS-BUILT PLAN DEPICTING EXISTING CONDITIONS AS OF APRIL 2015 AND UPDATED SEPTEMBER 2017. THE LOT CORNER/LOT LINE MONUMENT LOCATIONS WERE HELD AS SHOWN ON THIS PLAN. THE BEARINGS AND DISTANCES MAY VARY SLIGHTLY FROM THE CALCULATED RECORDED DISTANCE AND BEARINGS PER REFERENCE PLAN #4 (RCRD D-38018). THE BEARING BASE IS NH GRID NORTH PER ABOVE PLAN REF. #1 (NH PROJ. P-5875-A). THIS AUTOCAD DRAWING HAS BEEN SHIFTED ONTO PORTSMOUTH GIS COORDINATES NH NAD83 GRID NORTH AS DIRECTED BY PORTSMOUTH GIS DEPT.
- 3.) THE ELEVATION DATUM BASE IS NAVD88 ESTABLISHED USING THE HYDRANT FLANGE BOLT BENCH MARK ON MYRTLE AVENUE. THIS IS DEPICTED AS TBM-1 ELEVATION 45.86 ON RECORDED PLAN RCRD PLAN # D-37764. PLAN D-37664 NOTES ELEVATION DATUM ESTABLISHED BY SURVEY GRADE GPS READINGS.
- 4.) THE ABUTTER HOUSE AND GARAGE/APARTMENT AT 678 MAPLEWOOD IS SERVICED BY CITY SEWER AND WATER. PORTSMOUTH COMPUTERIZED GIS UTILITY INFORMATION WAS OBTAINED FROM PORTSMOUTH DPW. THE DIAGRAM INDICATES SEWER, DRAIN AND WATER IS IN THE STREET. THE GIS DIAGRAM DOES NOT INDICATE HOW SUBJECT LOT HOUSE AND GARAGE/APARTMENT ARE HOOKED INTO WATER AND SEWER. THE PORTS. WATER/SEWER DIVISION FOREMAN JOHN ADAMS DOES NOT KNOW OF ANY UTILITY RECORDS AVAILABLE TO SHOW THE LOCATION OF THE UTILITY SERVICE CONNECTIONS. THIS APARTMENT (FORMER GARAGE) HAS BEEN GUTTED AND NEW INTERIOR ROOMS ARE CURRENTLY UNDER CONSTRUCTION. THE CARPENTER INDICATED THAT SEWER AND WATER SERVICE WAS FROM THE BIG HOUSE, BETWEEN BUILDINGS.
- 5.) SUBJECT PROPERTIES DO NOT LIE IN A FLOOD HAZARD ZONE AS SHOWN ON ROCKINGHAM COUNTY FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF PORTSMOUTH COMMUNITY #330139, PANEL #0259, SUFFIX "E" AND KNOWN AS MAP #3301500259E WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- 6.) ABUTTING PROPERTY AT #678 MAPLEWOOD HAS A TWO STORY HOUSE AND A SEPARATE GARAGE (GARAGE NOW BEING REFRAMED WITH ABOVE APARTMENT). A VARIANCE WAS GRANTED APRIL 10, 1979 TO ALLOW CONVERSION OF THE SECOND FLOOR OF AN EXISTING GARAGE INTO AN APARTMENT IN A SINGLE RESIDENCE II DISTRICT. A BUILDING PERMIT WAS GIVEN APRIL 25, 1979.
- 7.) SUBJECT LOT MAP 220 LOT 90 IS A VACANT LOT PARTLY WOODED. THIS PROPERTY IS REFERRED TO AS #686 MAPLEWOOD AVENUE IN A DRIVEWAY PERMIT APPLICATION DATED 7-31-12. THE PAVED SIDEWALK CURBING WAS REMOVED WHERE THE PAVED DRIVEWAY IS NOW LOCATED AS SHOWN HEREON.
- 8.) THE UNDERGROUND GAS SERVICE SHOWN HEREON IN FRONT OF 650 MAPLEWOOD AVE. WAS PLOTTED FROM YELLOW GAS LINE PAINT MARKINGS LOCATED BY FIELD SURVEY. THE GAS PAINT MARKS INDICATES THE GAS LINE ENDS BEFORE CROSSING IN FRONT OF SUBJECT LOT AS SHOWN.
- 9.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, BEING PLOTTED FROM OBSERVED ABOVE GROUND STRUCTURES AND PAINT MARKS.
- 10.) SUBJECT LOT 90 SUBJECT TO AN EASEMENT PER RCRD BK. 1146 PG. 297. THIS EASEMENT IS ON THE REAR EAST OF SUBJECT LOT 90 ADJOINING THE MORETTI PROPERTIES AS SHOWN AND ALLOWS FOR THE ELECTRIC TRANSMISSION LINES OPERATION AND MAINTENANCE. THERE IS CURRENTLY AN OVERHEAD ELECTRIC LINE CROSSING SUBJECT LOT AS SHOWN.
- 11.) SUBJECT LOT SUBJECT TO AN EASEMENT TO PERMIT THE STAIRWAY AND DECK ON APARTMENT BUILDING THAT ENCLOSED SUBJECT LOT 90 PER RCRD BK. 5759 PG. 1160. THIS EASEMENT TO EXTINGUISH UPON REMOVAL OF ENCROACHING DECK AND STAIRS IF NOT REPLACED WITHIN 6 MONTHS OF REMOVAL. THE ENCROACHING STAIRS AND DECK ON THE WEST SIDE OF THE APARTMENT (GARAGE) BUILDING WERE REMOVED AS OF SEPT. 7, 2017.
- 12.) JOSEPH W. NOEL, N.H. CERTIFIED WETLAND SCIENTIST #086, (207-384-5587) INVESTIGATED THE SUBJECT PROPERTIES LOT 89 & LOT 90 APRIL 4, 2015 AND THERE WERE NO WETLANDS.
- 13.) PER PORTSMOUTH PLANNING DEPT. SUBJECT PROPERTY MAP 220 LOT 90 AT 686 MAPLEWOOD AVENUE RECEIVED A VARIANCE ON FEB. 21, 2017 TO PERMIT THE CONSTRUCTION OF A 4,000 SQ. FOOT PLACE OF WORSHIP AND A VARIANCE FOR REQUIRED FRONTAGE.

# PLAN REFERENCES:

- 1.) STATE OF N. H. DEPT. OF PUBLIC WORKS AND HIGHWAYS FEDERAL AID RIGHT OF WAY PROJECT #1-95-1(9)14, INTERSTATE ROUTE 95 N. H. PROJECT #P-5875-A RCRD PLAN #D-2229-6.
- 2.) STATE OF N. H. DEPT. OF PUBLIC WORKS AND HIGHWAYS FEDERAL AID RIGHT OF WAY PROJECT #1-95-1(10)14, INTERSTATE ROUTE 95 N. H. PROJECT #P-5875-B, RCRD PLAN #D-2498-3.
- 3.) "PROPOSED DIVISION OF LAND OF CATHERINE T. MORETTI, PHASE 2 - MYRTLE AVENUE & CENTRAL AVENUE PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE" BY CIVIL CONSULTANTS ENGINEERS, REVISED 5-30-2014, RCRD PLAN #D-38286. (SEE ALSO EARLIER PLAN RCRD PLAN #D-37764)
- 4.) "CORRECTION PLAN, LAND BOUNDARY SURVEY PLAN DEPICTING LAND OWNED BY INDEPENDENT ORDER OF ODD FELLOWS, OSGOOD LODGE #48 KNOWN AS TAX MAP 209 LOT 6/#651 MAPLEWOOD AVE. AND DEPICTING LAND OWNED BY WARREN V. STEARNS & HELEN W. STEARNS KNOWN AS TAX MAP 220 LOT 89/#678 MAPLEWOOD AVE. AND DEPICTING LAND OWNED BY WARREN V. STEARNS KNOWN AS TAX MAP 220 LOT 90" BY KNIGHT HILL LAND SURVEYING SERVICES, INC. DATED OCT., 2003, REVISED NOV. 19, 2013, RCRD PLAN #D-38016.

# SITE DATA

TAX MAP 220 LOT 90  
OWNER OF RECORD:  
ISLAMIC SOCIETY OF THE SEACOAST AREA  
42N DOVER POINT ROAD  
DOVER, N. H., 03820  
DEED: RCRD BK. 5806 PG. 2816  
AREA: 1.44 ACRE

# EXISTING CONDITIONS & TOPOGRAPHY PLAN

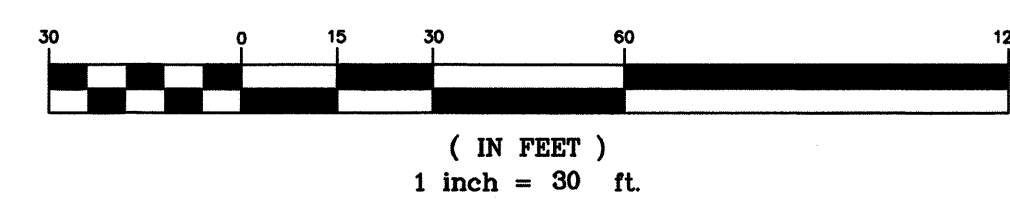
for vacant lot known as  
TAX MAP 220 LOT 90  
owned by  
ISLAMIC SOCIETY OF THE SEACOAST AREA  
located at  
686 MAPLEWOOD AVENUE  
PORTSMOUTH, NEW HAMPSHIRE  
ROCKINGHAM COUNTY

DATE: SEPT. 14, 2017 SCALE: 1" = 30' PROJECT # 1938ASBUILT

PREPARED FOR:  
ISLAMIC SOCIETY OF THE SEACOAST AREA  
42N DOVER POINT RD.  
DOVER, N. H., 03820  
c/o MOHAMMED EBRAHIM, PH.D., P.E.  
attn: DOUG LAROSA  
djl@ambitengineering.com  
603-430-9282 (312)

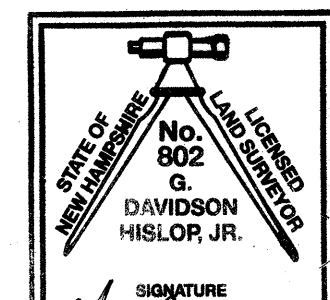
PREPARED BY:  
KNIGHT HILL LAND SURVEYING SERVICES, INC.  
c/o DAVE HISLOP  
34 OLD POST ROAD  
NEWINGTON, N. H. 03801  
(603) 436-1330  
dave@khlondsurveying.com

# GRAPHIC SCALE



# CERTIFICATION

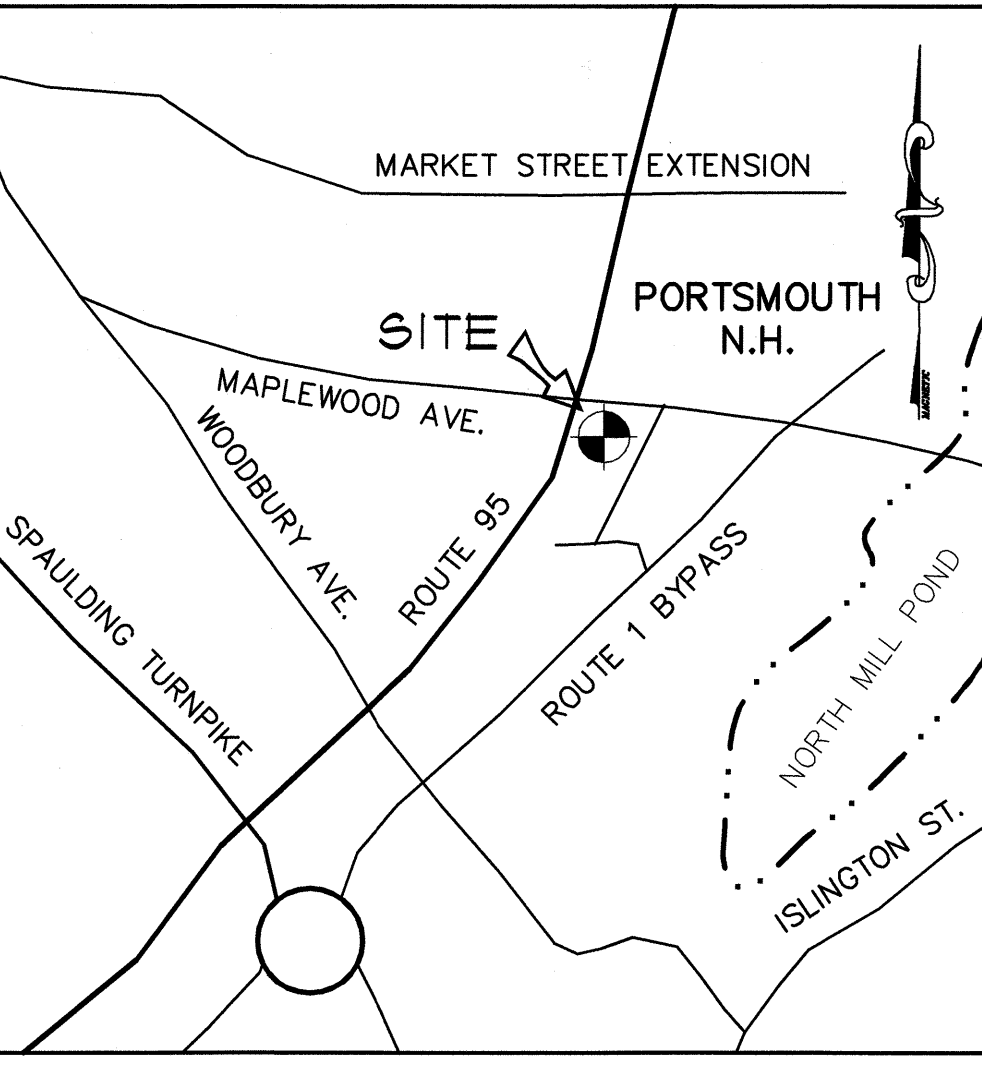
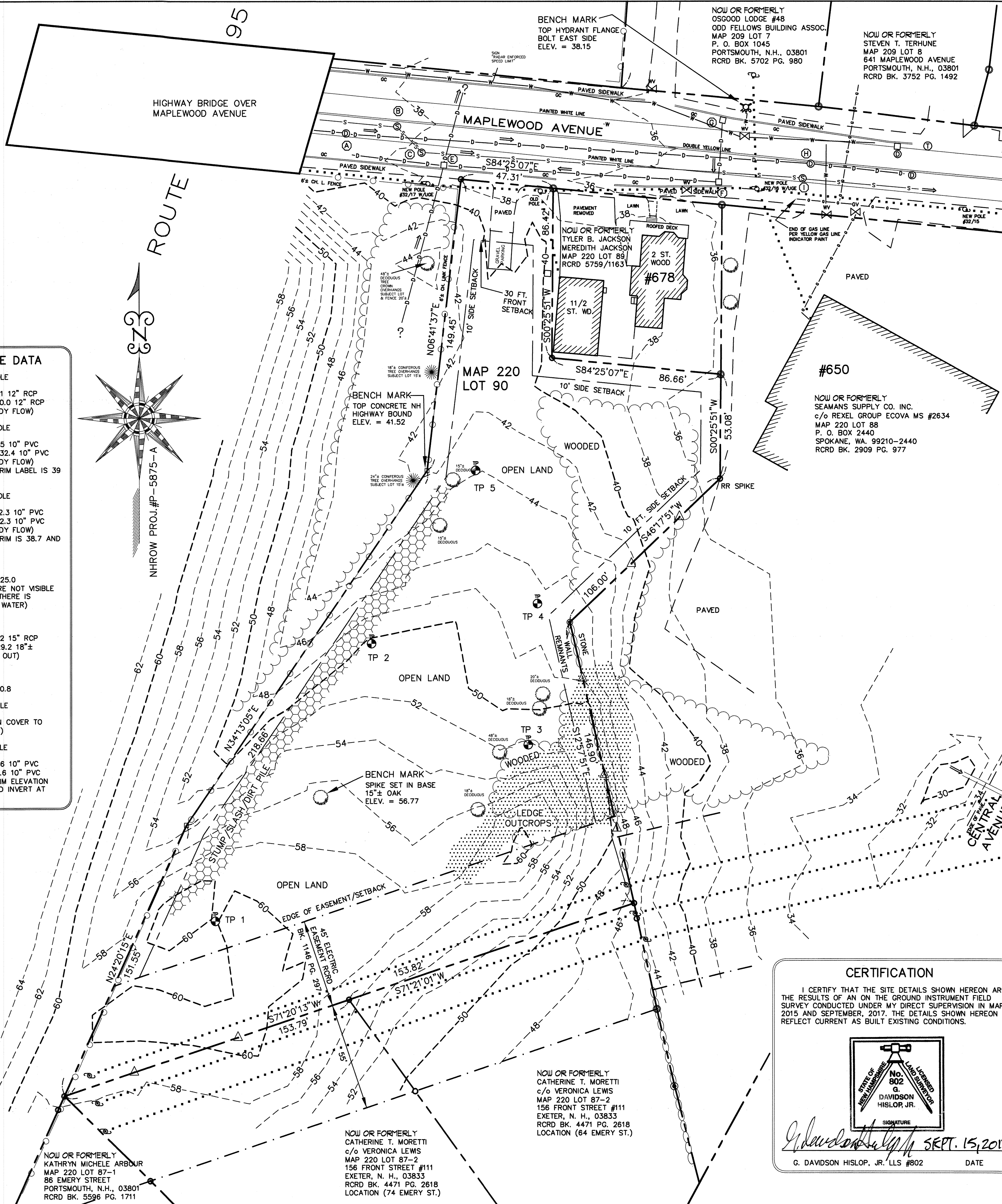
I CERTIFY THAT THE SITE DETAILS SHOWN HEREON ARE THE RESULTS OF AN ON THE GROUND INSTRUMENT FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN MARCH 2015 AND SEPTEMBER, 2017. THE DETAILS SHOWN HEREON REFLECT CURRENT AS BUILT EXISTING CONDITIONS.



G. DAVIDSON HISLOP, JR., L.L.S. #802 DATE SEPT. 15, 2017

# LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- IRON PIPE OR PIN
- DRILL HOLE IN STONE WALL
- N. H. HIGHWAY BOUND
- EDGE OF EASEMENT
- APPROX. EDGE OF WOODS
- STONE WALL
- CATCH BASIN
- WATER SHUT OFF VALVE
- BELL MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- OVERHEAD ELECTRIC
- APPROX. UNDERGROUND DRAIN
- SIGN
- SETBACK
- ROCKINGHAM COUNTY REGISTRY OF DEEDS - RCRD
- DECIDUOUS TREE
- CONIFEROUS TREE
- DRAIN MANHOLE
- GAS SHUT OFF VALVE
- CHAIN LINK FENCE
- STUMP/DIRT/SLASH PILE
- APPROX. UNDERGROUND SEWER
- GRANITE CURB
- APPROX. UNDERGROUND WATER
- APPROX. UNDERGROUND GAS
- LEDGE OUTCROP AREA
- 2 FOOT CONTOUR
- CONTOUR AT EVEN 10 FOOT
- TALL STAKE SET ON LOT LINE



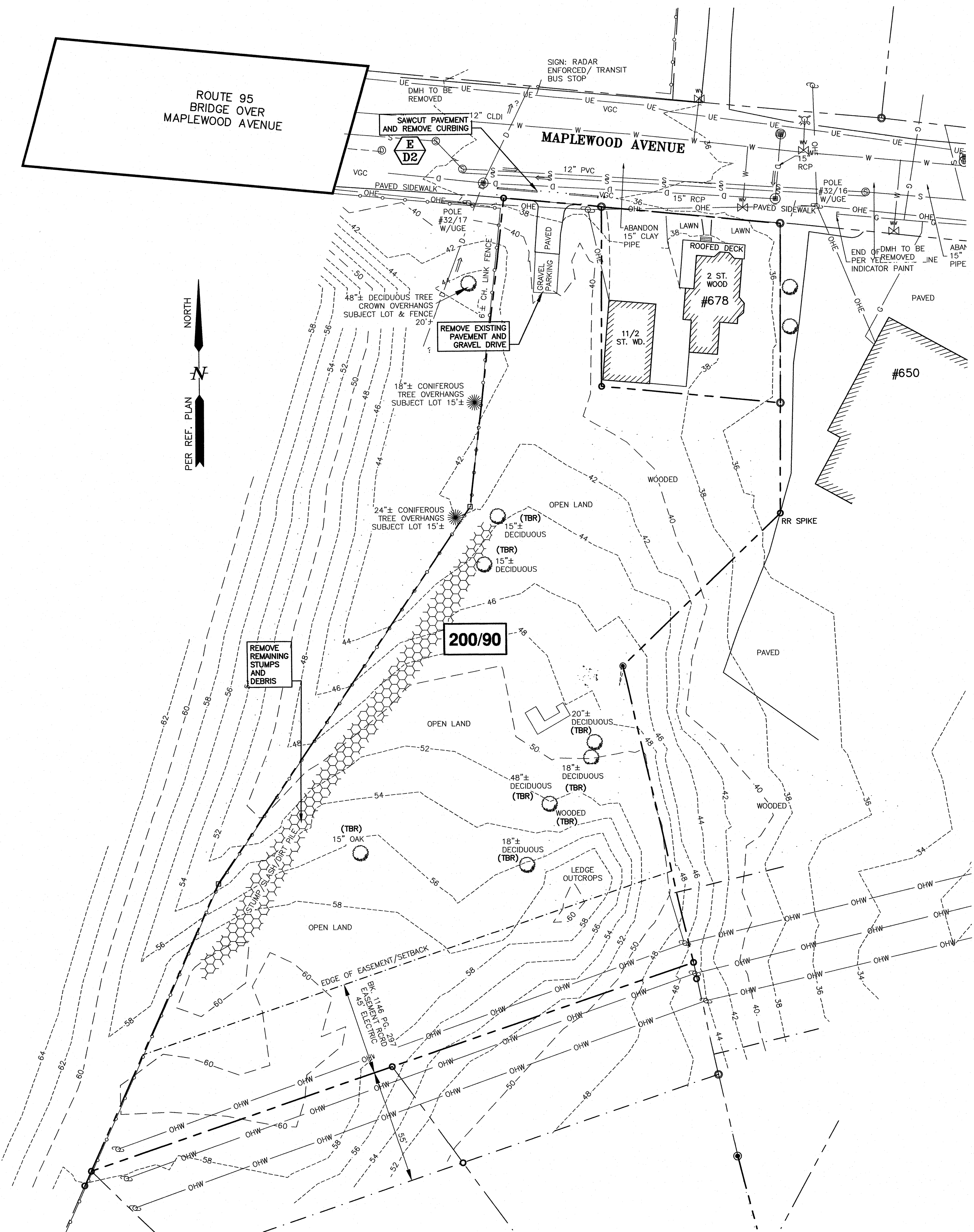
# LOCATION MAP

NOT TO SCALE



DEMOLITION NOTES

- a) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- b) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- c) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- d) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- e) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR EXISTING CURB LINE IN AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- f) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- g) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- h) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE. ANY EXISTING MONITORING WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER TO COORDINATE MONITORING WELL REMOVAL AND/OR RELOCATION WITH NHDES AND OTHER AUTHORITY WITH JURISDICTION PRIOR TO CONSTRUCTION.
- i) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).
- j) REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL SLUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
- k) CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED, THE CONTRACTOR SHALL EMPLOY A NH LICENSED LAND SURVEYOR TO REPLACE THEM.
- l) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- m) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- n) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



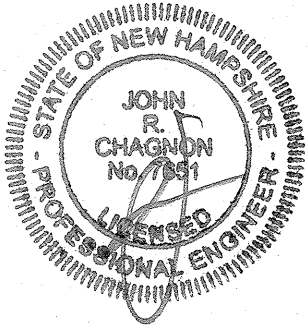
AMBIT ENGINEERING, INC.  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) ALL SEWER CONSTRUCTION SHALL COMPLY WITH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NHDES) STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWERAGE AND WASTEWATER TREATMENT FACILITIES, LATEST EDITION.
- 5) ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH AND THE N.H.D.O.T STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATIONS SHALL GOVERN.
- 6) CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF DEMOLITION DEBRIS.
- 7) CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH BITUMEN EMULSION RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- 8) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
- 9) COORDINATE ANY DEMOLITION WORK WITHIN CITY RIGHT-OF-WAY WITH THE CITY OF PORTSMOUTH.
- 10) OWNER SHALL ARRANGE FOR LAND SURVEYOR TO SET ADDITIONAL BENCHMARKS PRIOR TO ANY SITE CONSTRUCTION.

PORTSMOUTH  
MAPLE MASJID  
686 MAPLEWOOD AVENUE  
PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	10/15/18
NO.	DESCRIPTION	DATE
REVISIONS		



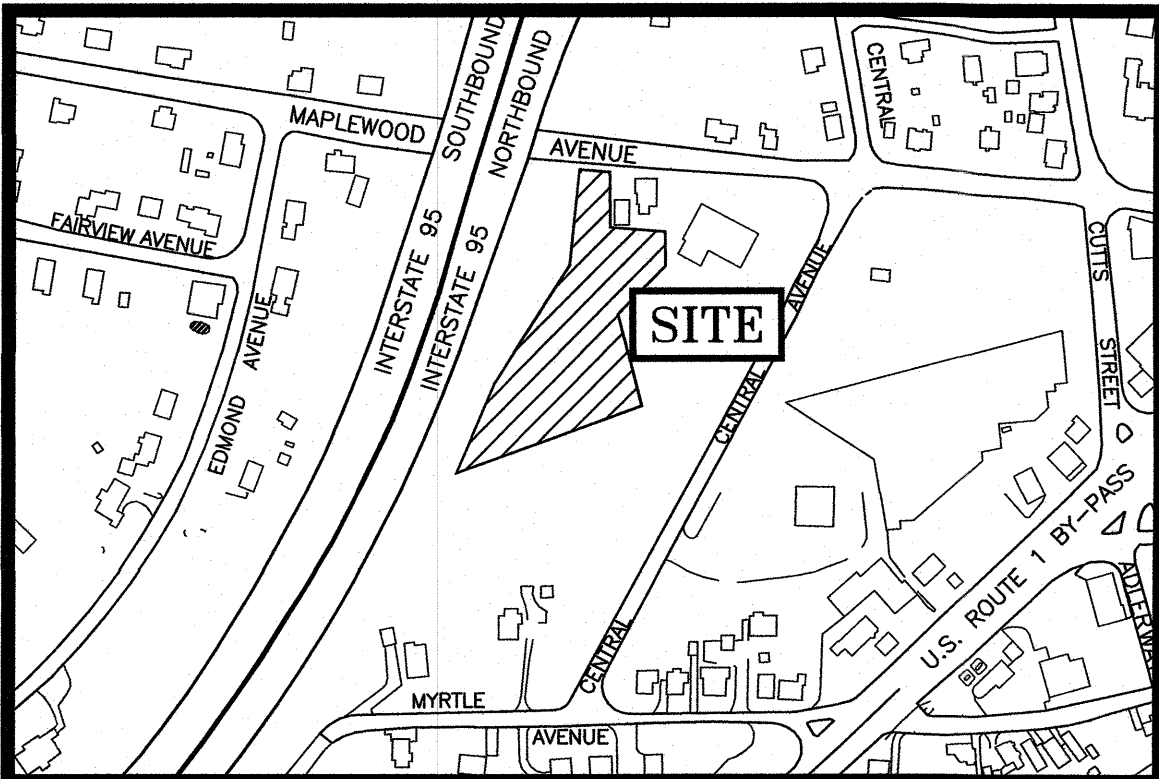
SCALE: 1" = 30' MARCH 2018

DEMOLITION PLAN

C1



U:\0852\W2300s\IN 2360s\IN 2360s\Site Plans\Plans & Specs\Site\2360SITE01.dwg, C2 SITE



LOCATION MAP

SCALE 1"=300'

LEGEND:  
SEE SHEET C1

**IMPERVIOUS SURFACE AREAS**  
(TO PROPERTY LINE)

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	0	3,880
PAVEMENT	306	30,860
GRAVEL	219	0
RETAINING WALLS	0	820
STEPS AND LANDINGS	0	131
ENTRANCE PAD & PADS	0	769
5' WIDE SIDEWALK*	0	4885
TOTAL	525	41,345
LOT SIZE	62,776	62,776
% LOT COVERAGE*	0.8%	65.9%

\* SIDEWALKS COUNTED AS OPEN SPACE

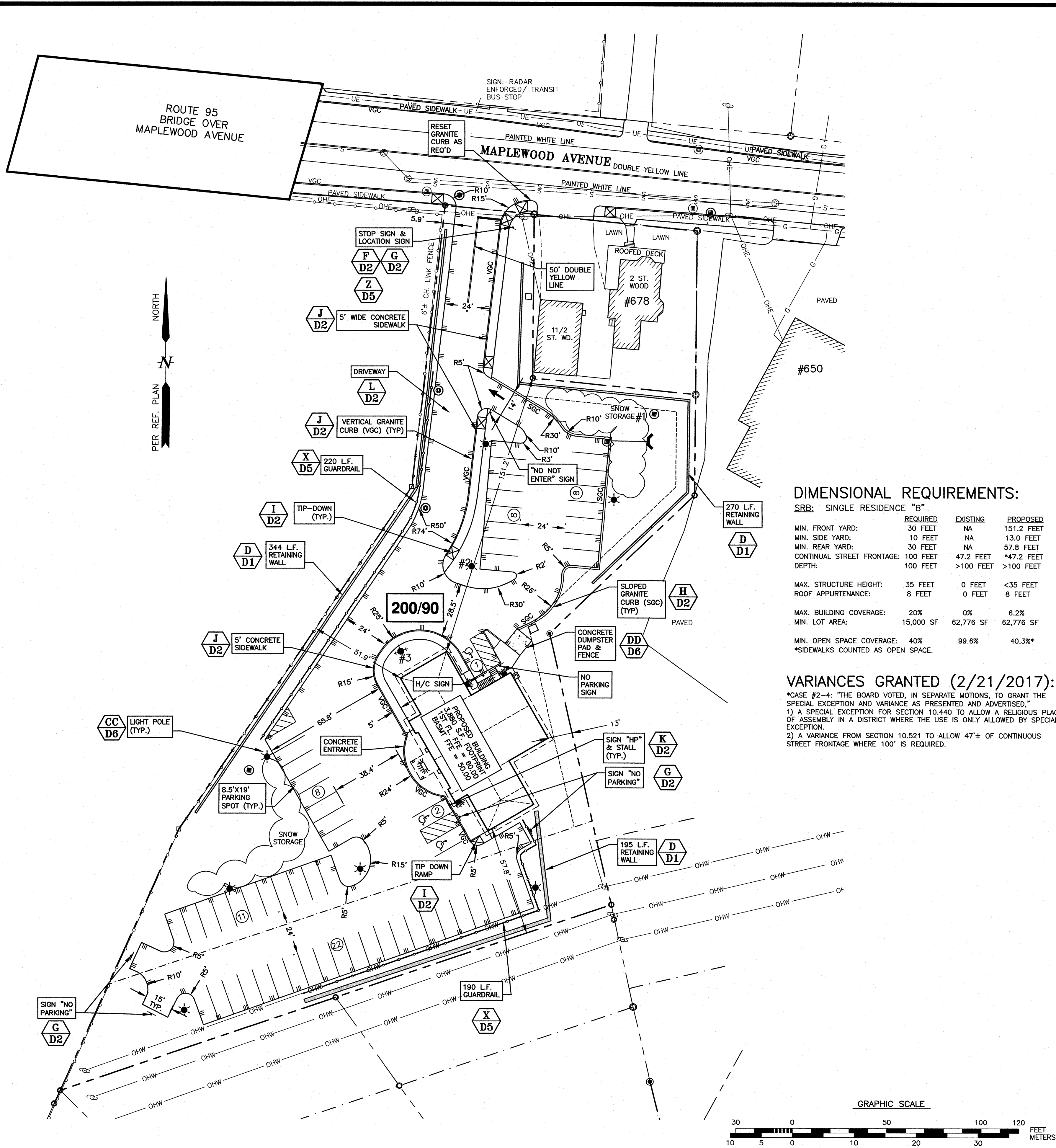
**APPROVAL NOTES:**

- 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 OWNER OF RECORD AND SUBSEQUENTLY THE CONDOMINIUM UNIT ASSOCIATION 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.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



**DIMENSIONAL REQUIREMENTS:**

SRB: SINGLE RESIDENCE "B"

	REQUIRED	EXISTING	PROPOSED
MIN. FRONT YARD:	30 FEET	NA	151.2 FEET
MIN. SIDE YARD:	10 FEET	NA	13.0 FEET
MIN. REAR YARD:	30 FEET	NA	57.8 FEET
CONTINUAL STREET FRONTAGE:	100 FEET	47.2 FEET	*47.2 FEET
DEPTH:	100 FEET	>100 FEET	>100 FEET
MAX. STRUCTURE HEIGHT:	35 FEET	0 FEET	<35 FEET
ROOF APPURTENANCE:	8 FEET	0 FEET	8 FEET
MAX. BUILDING COVERAGE:	20%	0%	6.2%
MIN. LOT AREA:	15,000 SF	62,776 SF	62,776 SF
MIN. OPEN SPACE COVERAGE:	40%	99.6%	40.3%*

**VARIANCES GRANTED (2/21/2017):**

- \*CASE #2-4: "THE BOARD VOTED, IN SEPARATE MOTIONS, TO GRANT THE SPECIAL EXCEPTION AND VARIANCE AS PRESENTED AND ADVERTISED."
- A SPECIAL EXCEPTION FOR SECTION 10.440 TO ALLOW A RELIGIOUS PLACE OF ASSEMBLY IN A DISTRICT WHERE THE USE IS ONLY ALLOWED BY SPECIAL EXCEPTION.
  - A VARIANCE FROM SECTION 10.521 TO ALLOW 47'± OF CONTINUOUS STREET FRONTAGE WHERE 100' IS REQUIRED.



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

**NOTES:**

- PARCEL LOCATED ON 686 MAPLEWOOD AVENUE IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 220 AS LOT 90.
- OWNER OF RECORD:  
ISLAMIC SOCIETY OF SEACOAST AREA  
PO BOX 684  
DOVER, NH 03821  
5806/2816
- SITE AREA IS 62,776 S.F. (1.44 ACRES)
- PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- PARCEL ARE LOCATED IN THE SINGLE RESIDENCE "B" (SRB) ZONING DISTRICT.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF SITE DEVELOPMENT ON TAX MAP 220 LOT 90.
- VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. SEE PLAN REFERENCE #1.
- BUILDING NUMBERING TO BE COORDINATED WITH 911.
- EXCESS SNOW SHALL BE TRUCKED FROM SITE
- THE PLAN FOR SOLID WASTE REMOVAL IS TO PROVIDE DUMPSTERS FOR WEEKLY PICKUP.
- STORMWATER MANAGEMENT INSTALLATIONS SHALL BE INSPECTED BY DPW DURING CONSTRUCTION AND AN ANNUAL REPORT SHALL BE SUBMITTED TO THE DPW DEPARTMENT REGARDING THE FUNCTION OF THE DESIGN.

**PARKING ANALYSIS:**

PLACE OF ASSEMBLY: 1 PER 4 PERSONS MAXIMUM OCCUPANCY OF ASSEMBLY AREA: 60 PARKING SPACES PROPOSED: PROPOSED MAXIMUM OCCUPANCY = 240 PEOPLE.

A CONDITIONAL USE PERMIT TO ALLOW 60 PARKING SPACES WHERE THE MAXIMUM POSSIBLE OCCUPANT LOAD BASED ON SF CALCULATIONS IS 704 WILL BE REQUESTED.

**PROPOSED PARKING:**

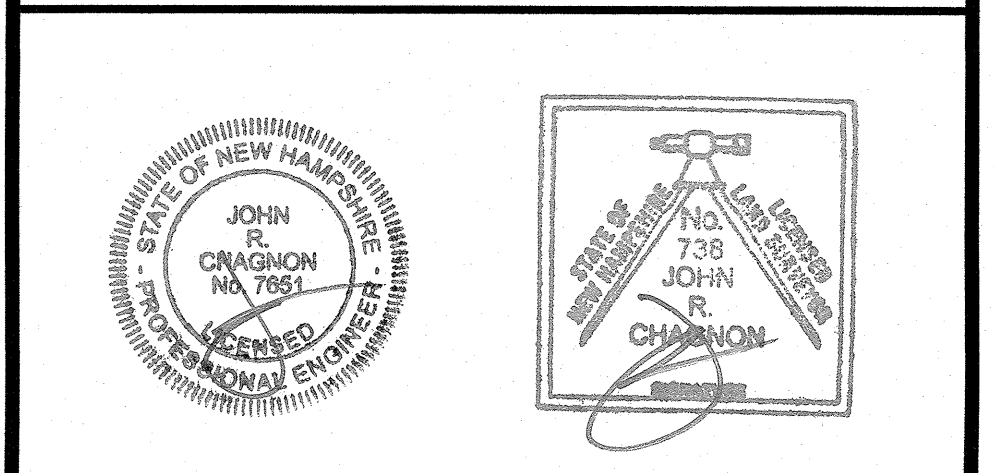
REGULAR SPACES = 57 SPACES  
HANDICAP SPACES = 3 SPACES  
TOTAL SPACES = 60 TOTAL SPACES

**REFERENCE PLAN:**

- EXISTING CONDITIONS & TOPOGRAPHY PLAN FOR VACANT LOT KNOWN AS TAX MAP 220 LOT 90 OWNED BY ISLAMIC SOCIETY OF THE SEACOAST AREA LOCATED AT 686 MAPLEWOOD AVENUE, PORTSMOUTH NH ROCKINGHAM COUNTY DATE: SEPT. 14, 2017, SCALE: 1" = 30' PREPARED BY: KNIGHT HILL LAND SURVEYING SERVICES, INC. C/O DAVE HISLOP 34 OLD POST ROAD, NEWINGTON NH 03801 (603) 436-1330, dave@khlansurveying.com

**PORTSMOUTH  
MAPLE MASJID  
686 MAPLEWOOD AVENUE  
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	ADD SIDEWALK	11/19/18
1	ISSUED FOR APPROVAL	10/15/18
0	ISSUED FOR COMMENT	8/29/18



SCALE: 1" = 30' AUGUST 2018

**SITE PLAN**

**C2**



UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) SEE GRADING AND DRAINAGE PLAN FOR PROPOSED GRADING AND EROSION CONTROL MEASURES.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVED AREAS.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6" COVER SHALL BE INSULATED.
- 23) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 24) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES. CONTRACTOR SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH UTILITY COMPANY AND AFFECTED ABUTTER.
- 25) SITE LIGHTING SPECIFICATIONS, CONDUIT LAYOUT AND CIRCUITRY FOR PROPOSED SITE LIGHTING AND SIGN ILLUMINATION SHALL BE PROVIDED BY THE PROJECT ELECTRICAL ENGINEER IN COORDINATION WITH THE SITE CIVIL ENGINEER.
- 26) CONTRACTOR SHALL CONSTRUCT ALL UTILITIES AND DRAINS TO WITHIN 10' OF THE FOUNDATION WALLS AND CONNECT THESE TO SERVICE STUBS FROM THE BUILDING.
- 27) THE CONTRACTOR SHALL INSTALL THE SEWER LINE AND MANHOLE IN CONSULTATION AND COORDINATION WITH DEPARTMENT OF PUBLIC WORKS.
- 28) BRASS WEDGES FOR CONTINUITY OF SIGNAL MUST BE INSTALLED ON WATER MAINS PER THE PORTSMOUTH WATER DEPARTMENT
- 29) FINAL REVIEW OF ALL UTILITIES SHALL BE MADE DURING THE REQUIRED SEWER CONNECTION PERMIT PROCESS IN COORDINATION WITH DEPARTMENT OF PUBLIC WORKS.
- 30) ALL WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT TO DEPARTMENT OF PUBLIC WATER WORKS STANDARDS.
- 31) THIRD PARTY UTILITY INSTALLATION INSPECTIONS SHALL BE REQUIRED ON WATER MAIN, SEWER, AND DRAINAGE SYSTEM CONSTRUCTION, AS WELL AS CONSTRUCTION AND REPAIRS TO CITY STREETS.

STRUCTURE DATA

"A" DRAIN MANHOLE  
RIM = 38.61  
INV. IN (W) = 30.1 12" RCP  
INV. OUT (E) = 30.0 12" RCP  
(MEASURED)(STEADY FLOW)

"B" SEWER MANHOLE  
RIM = 38.25  
INV. IN (W) = 32.5 10" PVC  
INV. OUT (SE) = 32.4 10" PVC  
(MEASURED)(STEADY FLOW)  
(THE PORTS. GIS RIM LABEL IS 39 AND INVERT 33.3)

"C" SEWER MANHOLE 98  
RIM = 37.75  
INV. IN (NW) = 32.3 10" PVC  
INV. OUT (E) = 32.3 10" PVC  
(MEASURED)(STEADY FLOW)  
(THE PORTS. GIS RIM IS 38.7 AND INVERT 33.2)

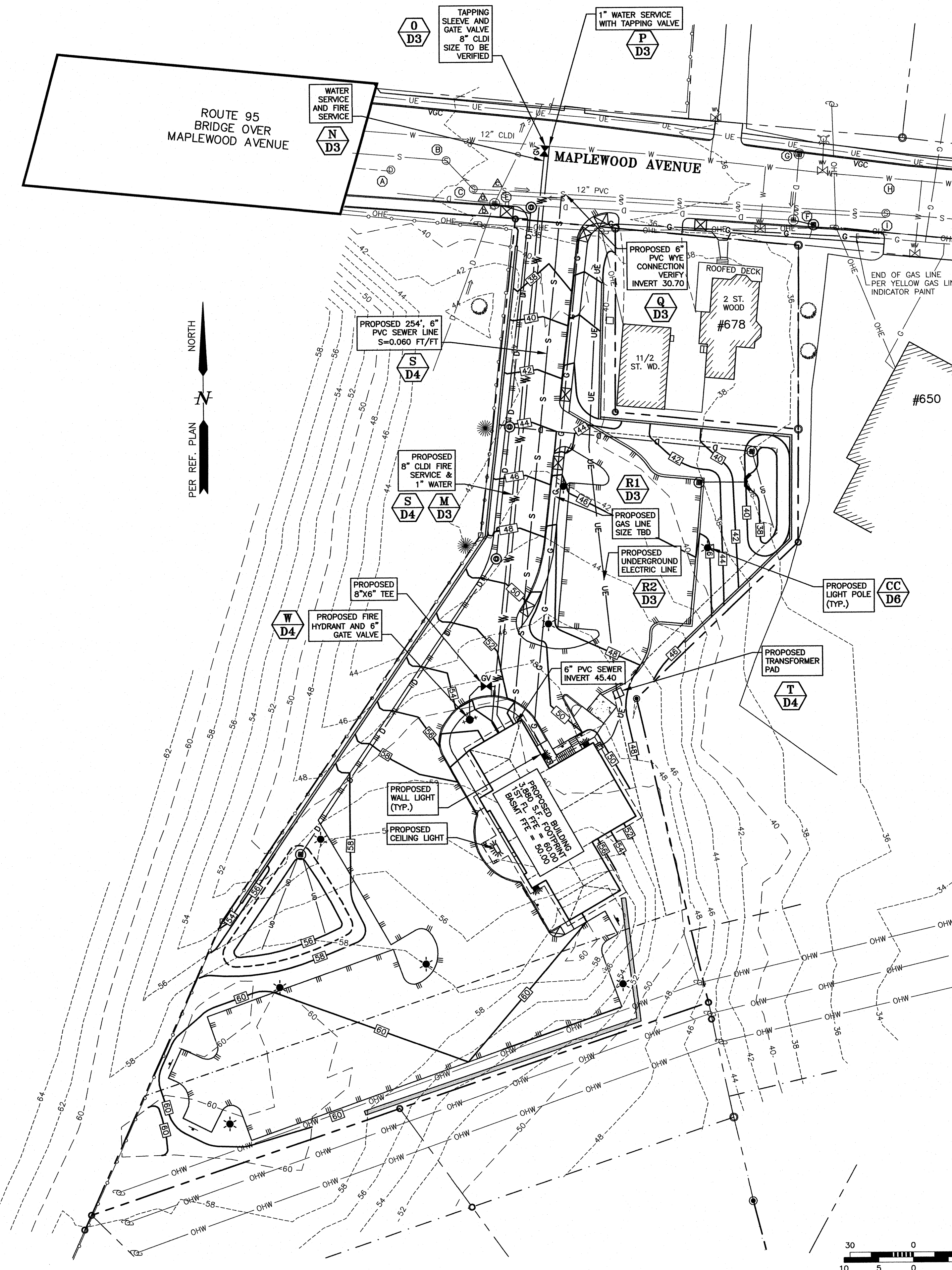
"E" CATCH BASIN (CB-11)  
RIM = 37.23  
BOTTOM ELEV. = 25.0  
INV. a = 26.85 - 15" RCP  
INV. b = 25.35 - 15" RCP  
INV. c = 25.35 - 48" (SCALED)

"F" CATCH BASIN  
RIM = 35.27  
INV. IN (N) = 29.2 15" RCP  
INV. OUT (W) = 29.2 18"±  
(GRILL IS RUSTED OUT)

"G" CATCH BASIN  
RIM = 35.29  
INV. OUT (S) = 30.8

(H) DRAIN MANHOLE  
RIM = 35.17  
(COULD NOT OPEN COVER TO MEASURE INVERTS)

"I" SEWER MANHOLE 97  
RIM = 34.96  
INV. IN (W) = 25.6 10" PVC  
INV. OUT (E) = 25.6 10" PVC  
(CITY GIS HAS RIM ELEVATION LABELED 35.6 AND INVERT AT 26.5)



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 438-2315

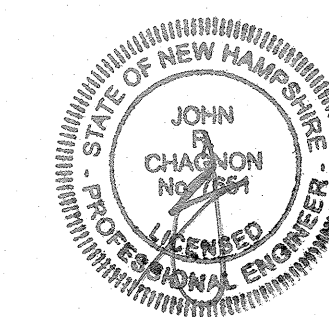
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
- 5) A JOINT USE AGREEMENT WITH EVERSOURCE REQUIRED FOR PARKING WITHIN THE 45'/55' ELECTRIC EASEMENT (R17715).
- 6) UTILITY CONNECTIONS IN MAPLEWOOD AVENUE SHALL BE MADE AT LEAST 3 MONTHS PRIOR TO FINAL OVERLAYS OR A MILL AND FILL WILL BE REQUIRED.
- 7.) ALL WATER MAIN SERVICE WORK SHALL CONFORM TO THE CITY OF PORTSMOUTH STANDARDS.

**PORTSMOUTH  
MAPLE MASJID  
686 MAPLEWOOD AVENUE  
PORTSMOUTH, N.H.**

1	ADDED HYDRANT, TAPPING, NOTE #7	11/19/18
0	ISSUED FOR COMMENT	10/15/18
NO.	DESCRIPTION	DATE

REVISIONS



SCALE: 1" = 30'

MAY 2018

UTILITY PLAN

C3