

**CITY OF PORTSMOUTH  
NEW HAMPSHIRE**

**WORK SESSION  
APPLICATION**

**TECHNICAL ADVISORY COMMITTEE**

Map 210 Lot 2 Zone Gateway G2 Wetlands: Inland \_\_\_\_\_ Coastal \_\_\_\_\_ Lot Area \_\_\_\_\_

Date of Approvals (Indicate if Pending)			
Conservation Commission	<u>N/A</u>	Conditional Use	<u>Pending</u> Board of Adjustment <u>TBD</u>
Historic District Commission	<u>N/A</u>	Subdivision	<u>Pending</u> Other _____

Street Address 200 Chase Drive

Description of Project including all use(s) 24 Unit Residential Building with associated site improvements.

Building(s) Footprint 7,436 S.F. Gross Floor Area \_\_\_\_\_ #of Stories 4

# of Dwelling Units 24 Number of Parking Spaces: Existing 0 Proposed 25

Print Information Below			
Property Owner's Name <u>Bethel Assembly of God</u>			
Street Address <u>200 Chase Drive</u>		City/Town <u>Portsmouth</u>	State <u>NH</u> Zip <u>03801</u>
Telephone # _____	Cell Phone # _____	Fax # _____	Email Address _____

Print Information Below			
Applicant's / Developer's Name <u>Same as Above</u>			
Street Address _____		City/Town _____	State _____ Zip _____
Telephone # _____	Cell Phone # _____	Fax # _____	Email Address _____

Print Information Below (Include Additional Contact Information on Next Page)			
Check One: Owner's Attorney <input type="checkbox"/> Applicant's Attorney <input type="checkbox"/> Engineer <input checked="" type="checkbox"/> Surveyor <input type="checkbox"/> Other <input type="checkbox"/> If other, state relationship _____			
Representative's Name <u>John Chagnon</u>			
Street Address <u>200 Griffin Road, Unit 3</u>		City/Town <u>Portsmouth</u>	State <u>NH</u> Zip <u>03801</u>
<u>603-430-9282</u>		<u>jrc@ambitengineering.com</u>	
Telephone # _____	Cell Phone # _____	Fax # _____	Email Address _____

I hereby apply for an informal work session with the Technical Advisory Committee and understand that a formal Site Review application shall be required in order to seek final approvals. I also acknowledge that a formal Site Review application and fee shall be required to comply with all of the ordinances and any stipulations of the Site Review Committee of the City of Portsmouth in the development and construction of this project.

Owner's Signature 	Print Owner's Name <u>STEPHEN KELN</u>	Date <u>8-7-18</u>
Applicant's/Developer's Signature _____	Print Applicant's/Developer's Name _____	Date _____

*At a minimum, the application for a Work Session shall include a site or subdivision plan reflecting the existing and proposed conditions. Any additional information the applicant wishes to provide for review and feedback by the TAC is optional. Typically applicants will be limited to one TAC Work Session per project.*

## **Attachments**

**The following materials shall be submitted to the Planning Department by the Work Session submission deadline along with the completed Application Form:**

Ten (10) folded copies of the site plan – four (4) full-size (22" x 34") and six (6) reduced (11" x 17")

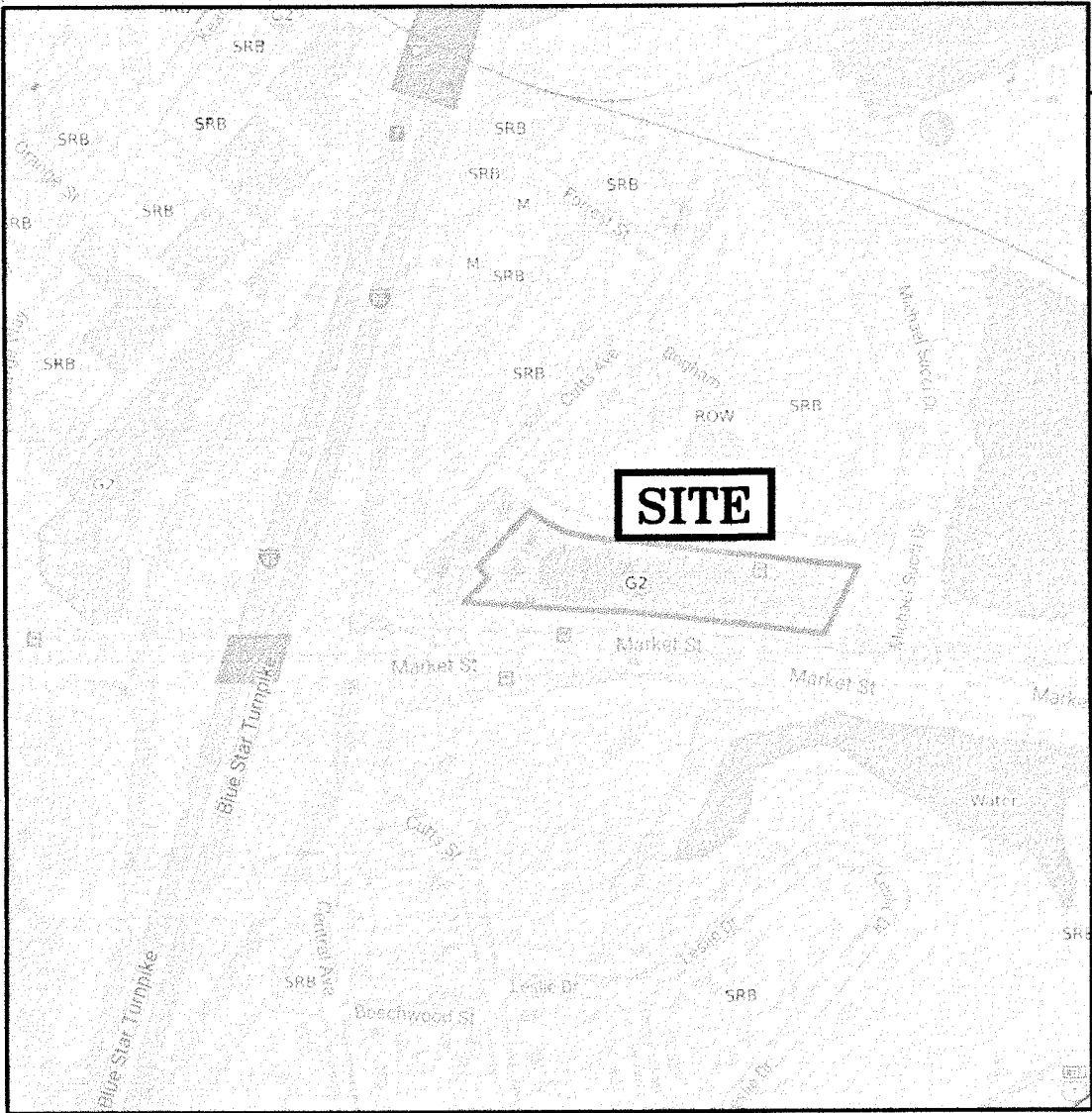
Digital copy of any plans and/or exhibits (in PDF format)

BETHEL ASSEMBLY OF GOD  
200 CHASE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE  
PERMIT PLANS

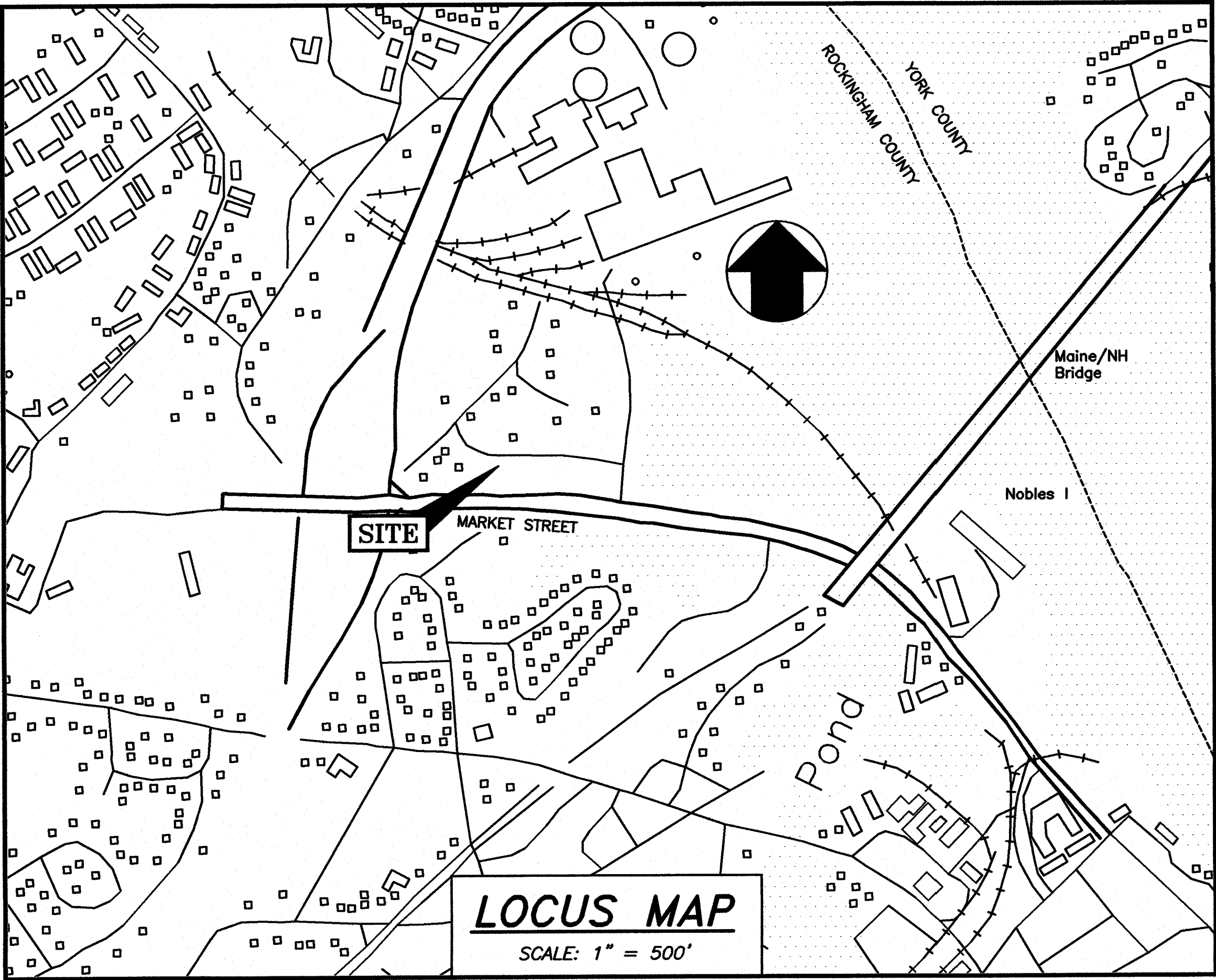
**OWNER/APPLICANT:**  
BETHEL ASSEMBLY OF GOD  
200 CHASE DRIVE  
PORTSMOUTH, NH 03801  
TEL. (603) 436-8815

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

**ARCHITECT:**  
SOMMA STUDIOS  
36 MAPLEWOOD AVENUE  
PORTSMOUTH NH, 03801  
TEL.(603) 766-3760



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
G1	Gateway Corridor
G2	Gateway Center

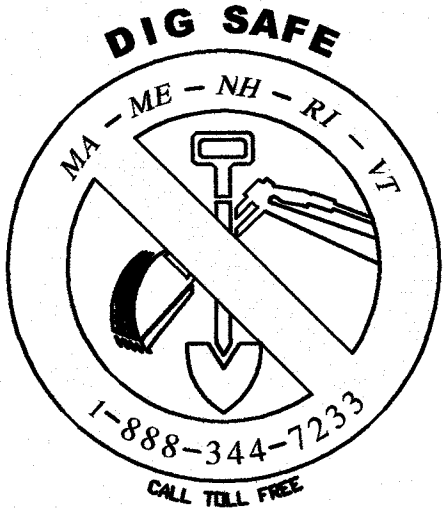


**LOCUS MAP**  
SCALE: 1" = 500'

PERMIT LIST:

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.	
—	SUBDIVISION PLAN
C1	EXISTING CONDITIONS
C2	SITE 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) 427-1530  
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

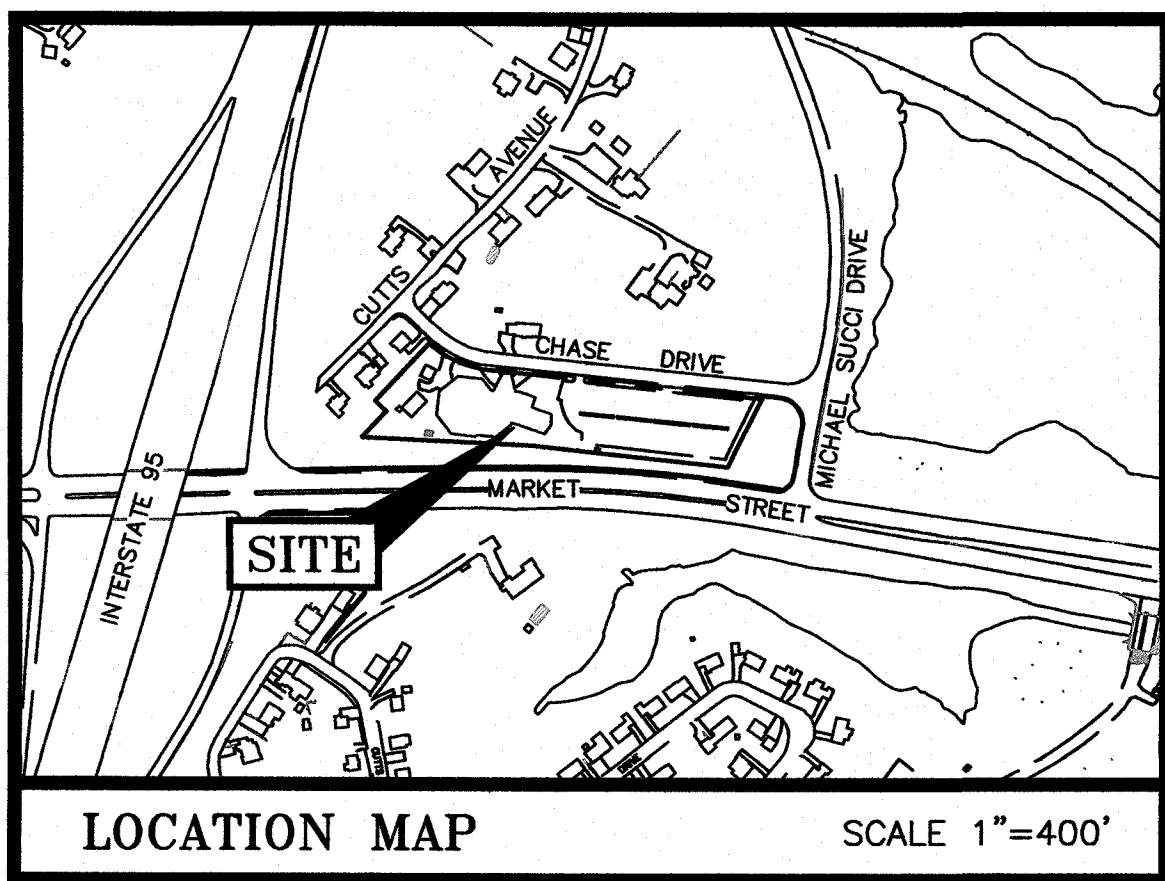
PERMIT PLANS  
BETHEL ASSEMBLY OF GOD  
200 CHASE DRIVE  
PORTSMOUTH, N.H.



**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: 6 AUGUST 2018





PLAN REFERENCE:

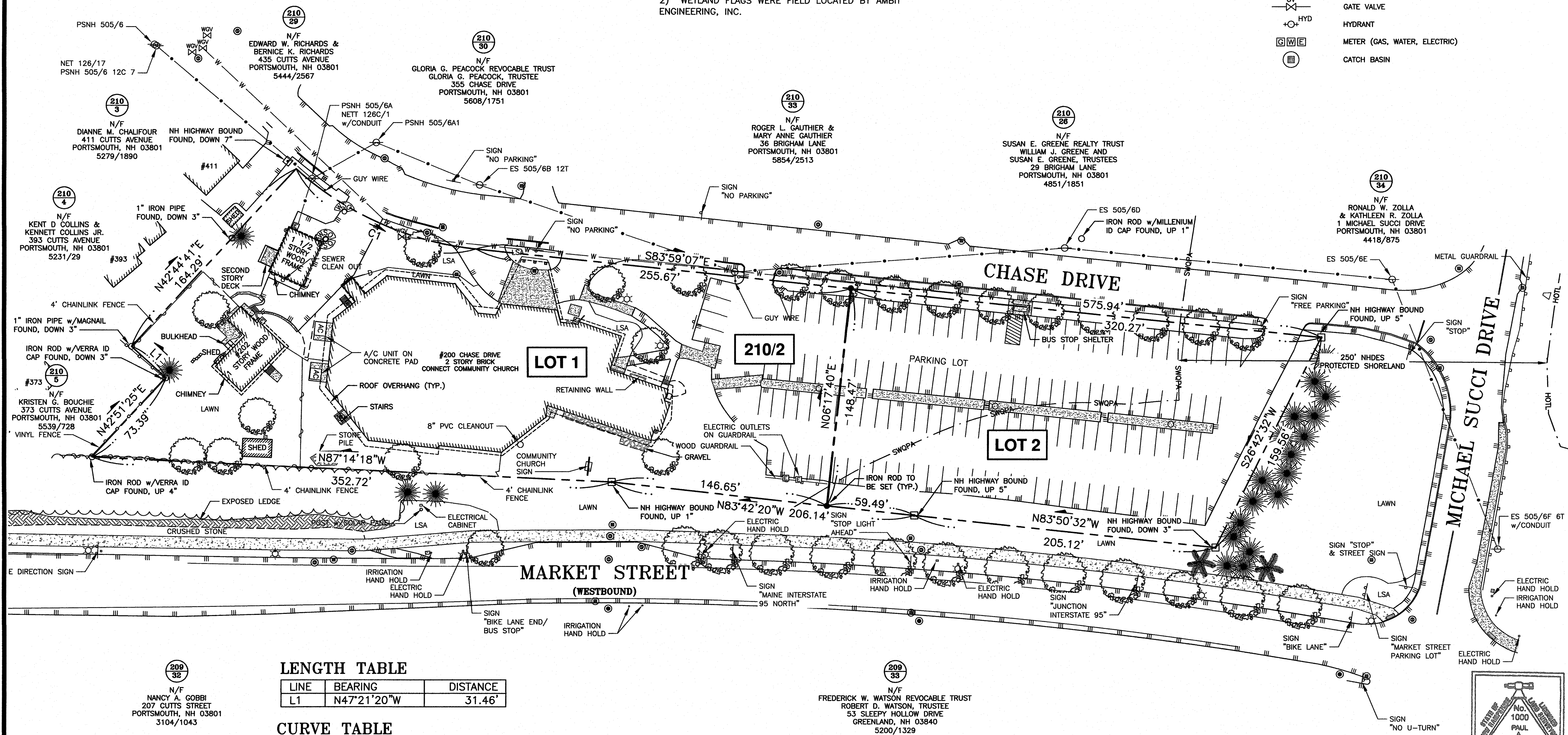
- 1) LOT LINE ADJUSTMENT PLAN 200 CHASE DRIVE & 373 CUTTS AVENUE PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCELS 210-2 & 210-5 FOR KRISTEN G. BOUCHIE & THE BETHEL ASSEMBLY OF GOD, PREPARED BY JAMES VERRA AND ASSOCIATES, INC. DATED MAY 23, 2013, FINAL REVISION DATE JUNE 25, 2013. R.C.R.D. PLAN D-38287.
-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

WETLAND NOTES:

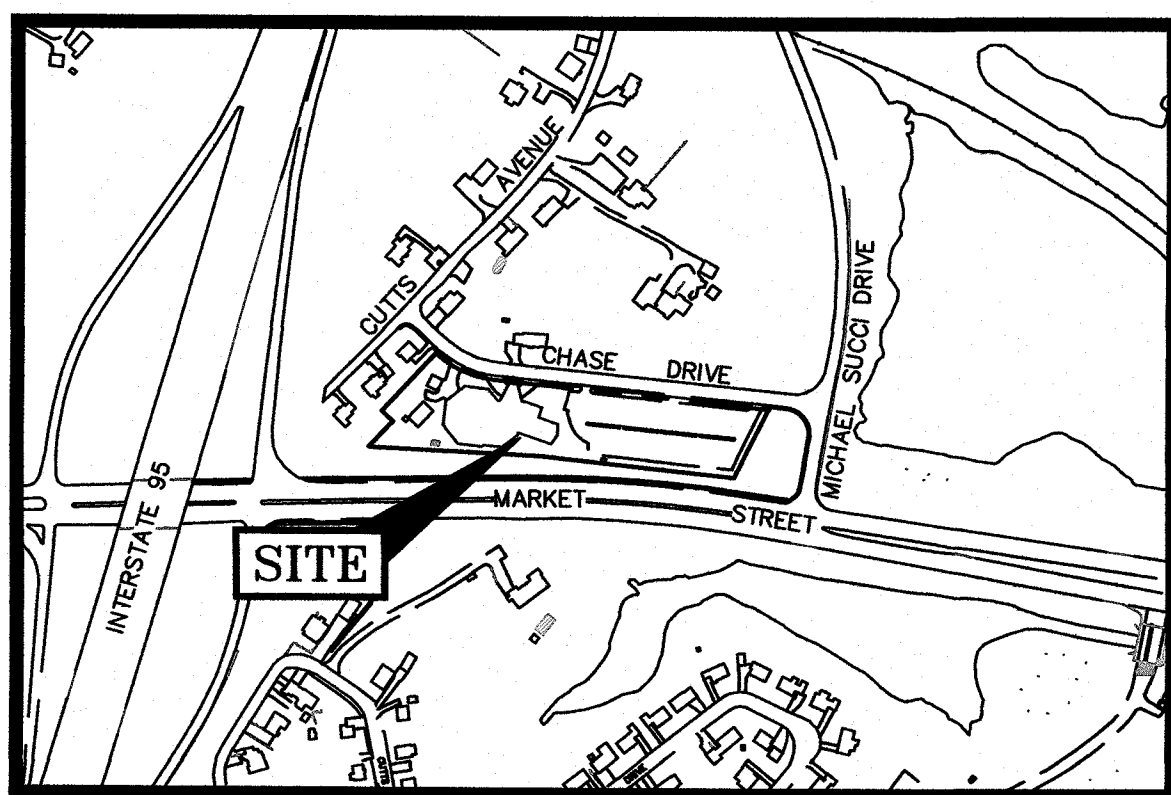
- 1) HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 8/3/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
- A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. TECHNICAL REPORT Y-87-1 (JAN. 1987). AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: 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. NEWPOC 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
N/F		RECORD OF PROBATE
RP		ROCKINGHAM COUNTY
RCRD		REGISTRY OF DEEDS
		MAP 11 / LOT 21
RR SPK FND	RR SPK SET	RAILROAD SPIKE FOUND/SET
IR FND	IR SET	IRON ROD FOUND/SET
IP FND	IP SET	IRON PIPE FOUND/SET
DH FND	DH SET	DRILL HOLE FOUND/SET
NHFB FND		NHFB FOUND FOUND
FB FND		TOWN BOUND FOUND
BND w/DH	BND w/DH	BOUND w/ DRILL HOLE
ST BND w/DH	ST BND w/DH	STONE BOUND w/DRILL HOLE
		NHDES 250' PROTECTED SHORELAND
		HOTL - HIGHEST OBSERVABLE TIDE LINE
		STORM DRAIN
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
		EDGE OF PAVEMENT (EP)
		WOODS / TREE LINE
		UTILITY POLE (w/ GUY)
		WATER SHUT OFF/CURB STOP
		GATE VALVE
		HYDRANT
		METER (GAS, WATER, ELECTRIC)
		CATCH BASIN

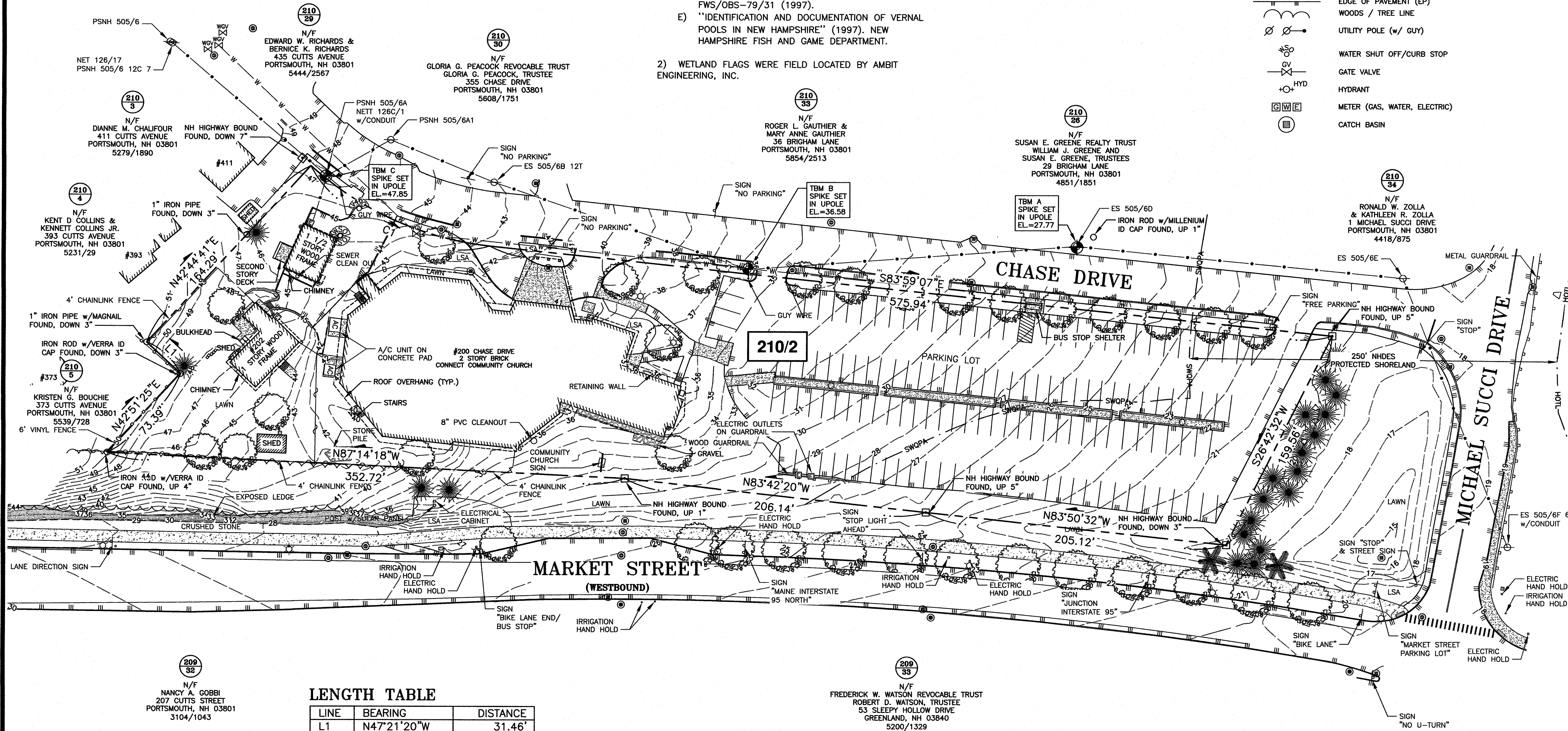






LOCATION MAP

SCALE 1"=400'

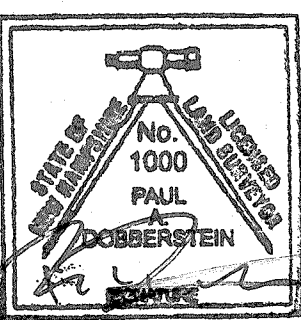


LENGTH TABLE

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

WETLAND NOTES:

- HIGHEST OBSERVABLE TIDE LINE DELINEATED BY STEVEN D. RIKER, CWS ON 8/3/2018 IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - 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.
  - 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. NEWPPCC WETLANDS WORK GROUP (2017).
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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  
NHHB FND  
TB FND  
BND w/DH  
ST BND w/DH

RR SPK SET  
IR SET  
IP SET  
DH SET

RAILROAD SPIKE FOUND/SET  
IRON ROD FOUND/SET  
IRON PIPE FOUND/SET  
DRILL HOLE FOUND/SET  
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

NOW OR FORMERLY  
RECORD OF PROBATE  
ROCKINGHAM COUNTY  
REGISTRY OF DEEDS  
MAP 11 / LOT 21



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

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

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/6/18

REVISIONS

SCALE 1" = 40' AUGUST 2018

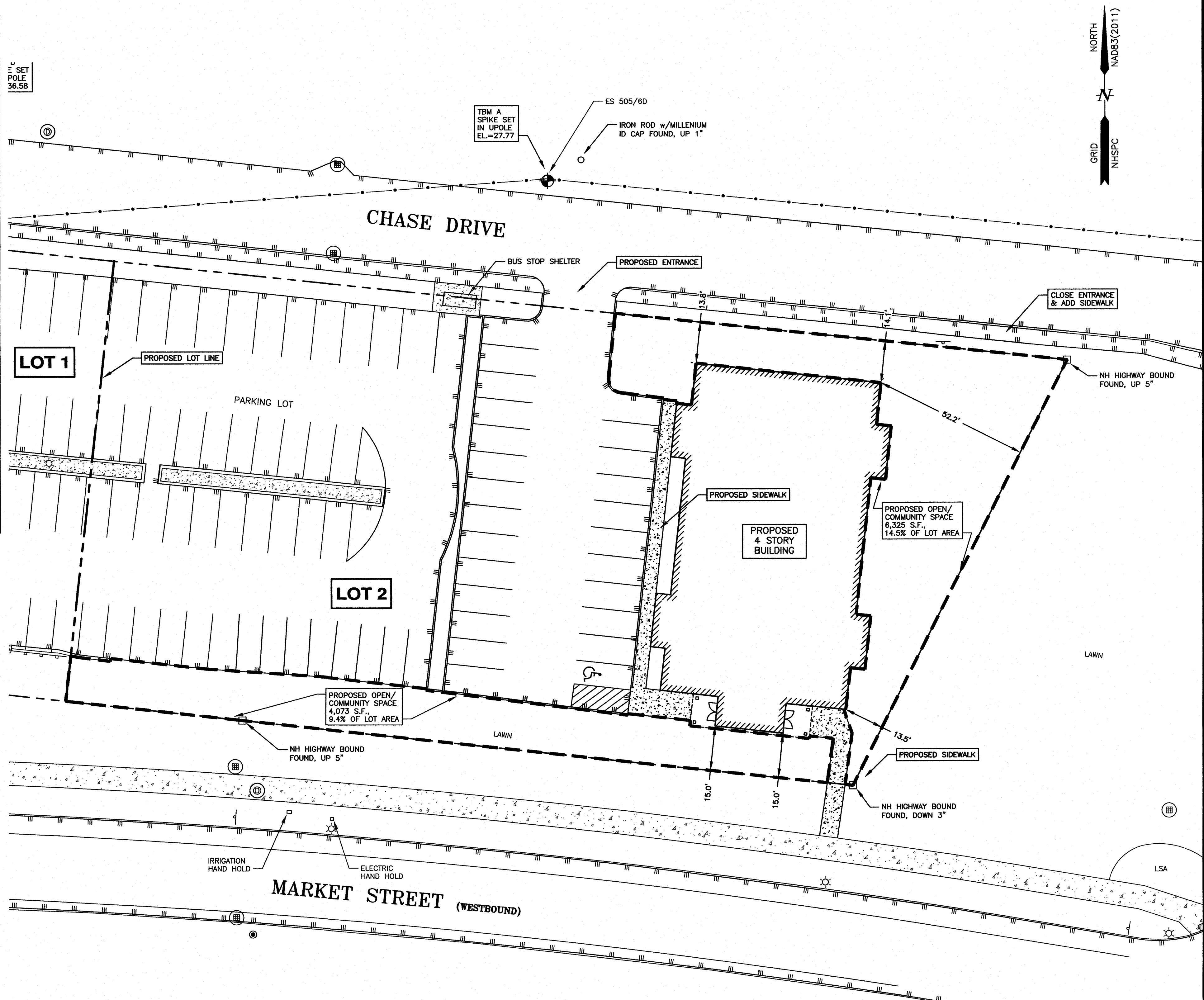
EXISTING CONDITIONS  
PLAN

C1



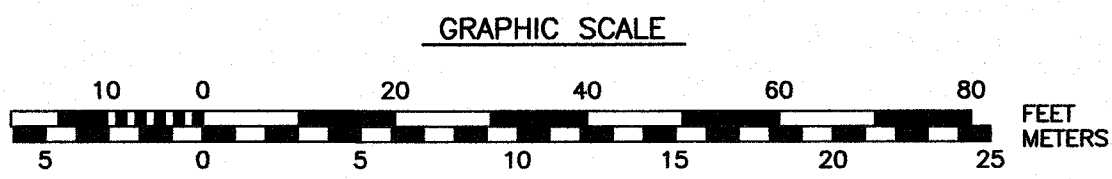
ZONING DEVELOPMENT STANDARD			
G2: GATEWAY NEIGHBORHOOD MIXED USE CENTER-APARTMENT BUILDING			
LOT STANDARDS (10.5B34.40):			
	REQUIRED	PROPOSED LOT 2	
		EXISTING	PROPOSED
FRONT BUILDING SETBACK:	10 FEET MIN.-30 FEET MAX.	-	-
MINIMUM SIDE BUILDING SETBACK:	15 FEET	-	-
MINIMUM REAR BUILDING SETBACK:	20 FEET	-	-
FRONT LOT LINE BUILDOUT:	50% MIN	-	-
MINIMUM OPEN SPACE COVERAGE:	20%	-	-
MINIMUM STREET FRONTAGE	50 FEET	-	-
BUILDING AND LOT USE (10.5B34.40):			
	REQUIRED	EXISTING	PROPOSED
DWELLING UNITS PER BUILDING	4 MINIMUM-24 MAXIMUM	-	-
BUILDING TYPES (10.5B34.40):			
ALLOWED BUILDING TYPES: APARTMENT			
ALLOWED FACADE TYPE: FORECOURT, RECESSED ENTRY, DOORYARD, STEP, PORCH			
ROOF TYPE: ALL			
DESIGN STANDARDS (10.5B34.40):			
	REQUIRED	EXISTING	PROPOSED
MAX BUILDING HEIGHT:	50 FEET	-	-
MINIMUM STREET FACING FACADE HEIGHT:	24 FEET	-	-
MAXIMUM FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	-	-
MAXIMUM BUILDING COVERAGE:	50%	-	-
MAXIMUM FACADE MODULATION LENGTH:	50 FEET	-	-
MINIMUM STREET FACING FACADE GLAZING:	20% (GROUND FLOOR)	-	-
STREET FACING ENTRANCE	REQUIRED	-	-
DEVELOPMENT STANDARDS (GENERAL RESIDENTIAL DEVELOPMENT 10.5B42.30):			
	REQUIRED	EXISTING	PROPOSED
MINIMUM DEVELOPMENT SITE AREA:	10,000 S.F.	-	-
MINIMUM SITE WIDTH:	75 FEET	-	-
MINIMUM SITE DEPTH:	100 FEET	-	-
MINIMUM PERIMETER BUFFER (FROM RESIDENTIAL DISTRICT, MIXED RESIDENTIAL DISTRICT, OR CHARACTER DISTRICT 4-L1):	75 FEET	-	-
MAXIMUM BUILDING COVERAGE:	50%	-	-
MINIMUM OPEN SPACE COVERAGE:	20%	-	-
MINIMUM COMMUNITY SPACE COVERAGE:	20%	-	-
COMMUNITY SPACE TYPES: GREENWAY, PARK, POCKET PARK, PLAYGROUND, RECREATION FIELD OR COURT, COMMON OR GREEN, COMMUNITY GARDEN, COMMON YARD, SQUARE, PLAZA			
PERMITTED BUILDING TYPES: APARTMENT BUILDING, GATEWAY TOWNHOUSE, LIVE/WORK BUILDING, COMMUNITY BUILDING			


LOT 1-PRE EXISTING NON-CONFORMING



APPROVED BY THE PORTSMOUTH PLANNING BOARD

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



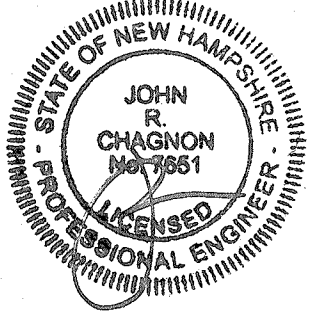


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Fax (603) 436-2315

- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 210 AS LOT 2.
  - 2) OWNER OF RECORD:  
BETHEL ASSEMBLY OF GOD  
200 CHASE DRIVE  
PORTSMOUTH, N.H. 03801  
1986/395 & 2248/889  
D-38287
  - 3) EXISTING LOT AREA:  
116,591 S.F.  
2.6766 ACRES
  - 4) PARCEL IS LOCATED IN THE GATEWAY CENTER (G2) ZONING DISTRICT.
  - 5) THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL SITE LAYOUT ON A PROPOSED SUBDIVISION LOT, WHICH IS PART OF CURRENT TAX MAP 210 LOT 2 IN THE CITY OF PORTSMOUTH.
  - 6) DEVELOPMENT SITE IS IN THE NHDES SHORELAND PROTECTION AREA, PERMIT REQUIRED.

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

0	ISSUED FOR COMMENT	8/6/18
NO.	DESCRIPTION	DATE
REVISIONS		



SCALE 1" = 20' AUGUST 2018

SITE PLAN

C2



MAIN ENTRY  
(COULD TIE INTO  
CITY SIDEWALK/  
FUTURE PUBLIC  
GREEN SPACE  
PLANS)

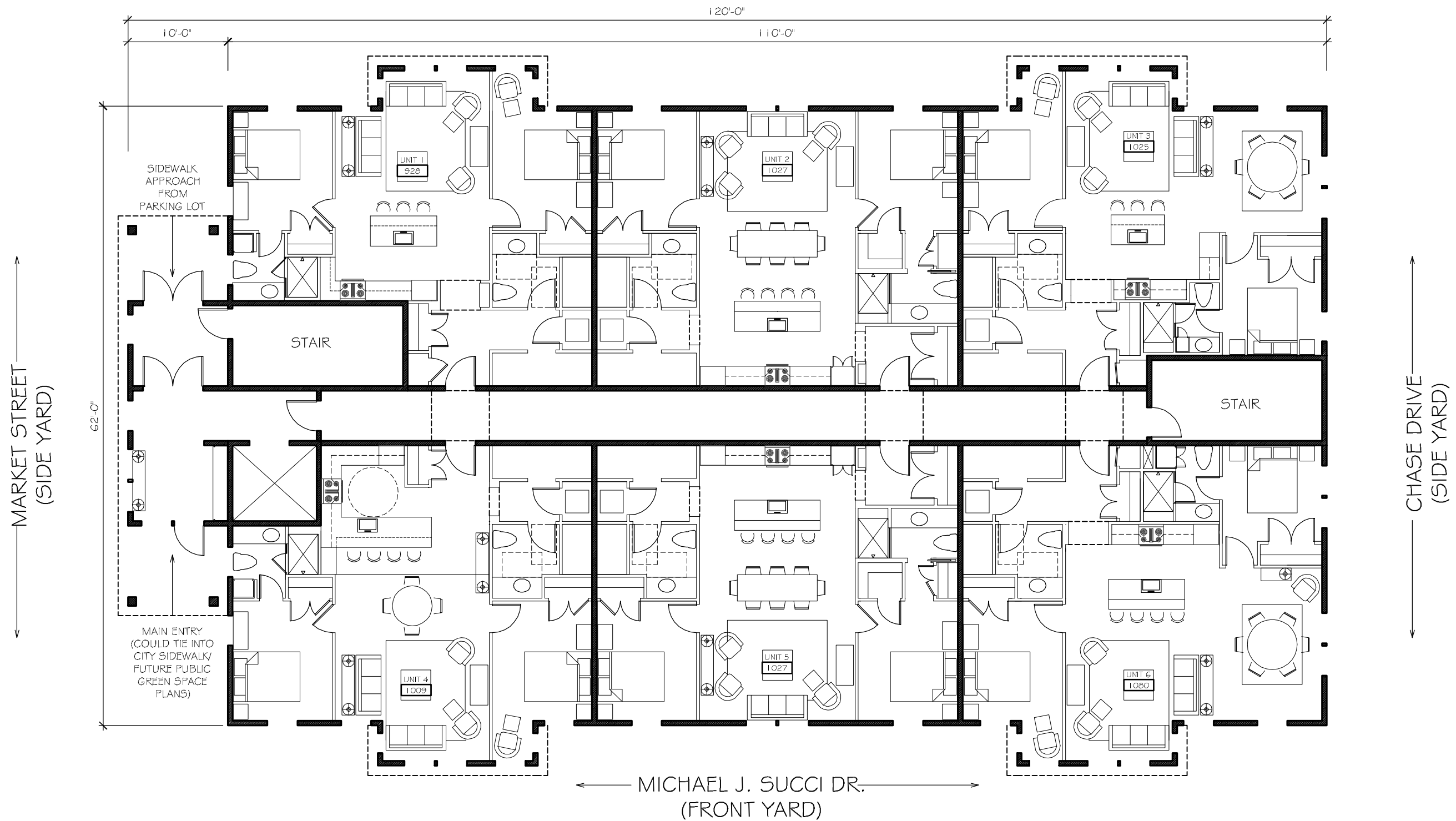
SUBDIVISION at 200 CHASE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE

MICHAEL SUCCI DR. ELEVATION SKETCH (FRONT)

5.2018

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

SKETCH LAYOUT. EXACT BUILDING, UNIT, WINDOW AND DOOR CONFIGURATIONS ARE SUBJECT TO CHANGE.



SUBDIVISION at 200 CHASE DRIVE  
PORTSMOUTH, NEW HAMPSHIRE

FIRST FLOOR PLAN SKETCH

5.2018

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

SKETCH LAYOUT. EXACT BUILDING, UNIT, WINDOW AND DOOR CONFIGURATIONS ARE SUBJECT TO CHANGE.