

CITY OF PORTSMOUTH  
NEW HAMPSHIRE

WORK SESSION  
APPLICATION

TECHNICAL ADVISORY COMMITTEE

Map 267 Lot 8 Zone OR Wetlands: Inland - Coastal - Lot Area 3.9773 acres

Date of Approvals (Indicate if Pending)		
Conservation Commission _____	Conditional Use _____	Board of Adjustment _____
Historic District Commission _____	Subdivision _____	Other <u>PB-1/15/15 (prior approval)</u>

Street Address 1900 Lafayette Road

Description of Project including all use(s) Construct a one (1) story 13,055 sf medical office building for use as an ambulatory surgery center with associated site improvements.

Building(s) Footprint 13,055 sf (proposed) Gross Floor Area 13,055 sf (proposed) #of Stories 1 (proposed)  
21,296 sf (existing 1st floor=12,336sf  
2nd floor=8,960sf) 2 (existing)

# of Dwelling Units 0 Number of Parking Spaces: Existing 153 Proposed 139

Print Information Below			
Property Owner's Name <u>Sastry Holdings LLC</u>	<u>(1 of 5 - see page 2)</u>		
Street Address <u>1 Half Penny Lane</u>	City/Town <u>Exeter</u>	State <u>NH</u>	Zip <u>03833</u>
<u>Akhilesh Sastry (978) 996-5765</u>			<u>asastry@smao.org</u>
Telephone # _____	Cell Phone # _____	Fax # _____	Email Address _____

Print Information Below			
Applicant's / Developer's Name <u>Hereford Dooley Architects - Tom Dooley</u>			
Street Address <u>1720 West End Ave., Suite 300</u>	City/Town <u>Nashville</u>	State <u>TN</u>	Zip <u>37203</u>
<u>(615) 244-7399</u>			<u>tom.dooley@hdarchitects.com</u>
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 checked="" type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other <input type="checkbox"/> If other, state relationship _____			
Representative's Name <u>Christopher Rice, MSC a division of TFMoran, Inc.</u>			
Street Address <u>170 Commerce Way, Suite 102</u>	City/Town <u>Portsmouth</u>	State <u>NH</u>	Zip <u>03801</u>
<u>603-431-2222</u>	<u>(603) 785-7289</u>		<u>crice@tfmoran.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. (see page 2 for owner signatures 2-5)

Owner's Signature  Print Owner's Name Akhilesh Sastry Date 2/19/19  
Applicant's/Developer's Signature  Print Applicant's/Developer's Name Thomas A. Dooley Date 2/20/19

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)

Property Owner's Name (2 of 5):

Clark Point Real Estate, LLC  
66 State Street Unit 204, Portsmouth, NH 03801  
Tyler P. Welch (860) 707-4066

tclark@smao.org

  
Signature

Tyler P. Welch  
Print

2/18/19  
Date

Property Owner's Name (3 of 5):

GDC Lafayette Properties, LLC  
72 Islington Street - Apt. 2, Portsmouth, NH 03801  
Glen D. Crawford (978) 273-9796

gcrawford@smao.org

  
Signature

Glen D. Crawford  
Print

2/18/19  
Date

Property Owner's Name (4 of 5):

Noerdlinger Real Estate, LLC  
14 Porter Street, Portsmouth, NH 03801  
Mayo A. Noerdlinger (603) 351-6244

mnoerdlinger@smao.org

  
Signature

Mayo A. Noerdlinger  
Print

2/17/2019  
Date

Property Owner's Name (5 of 5)

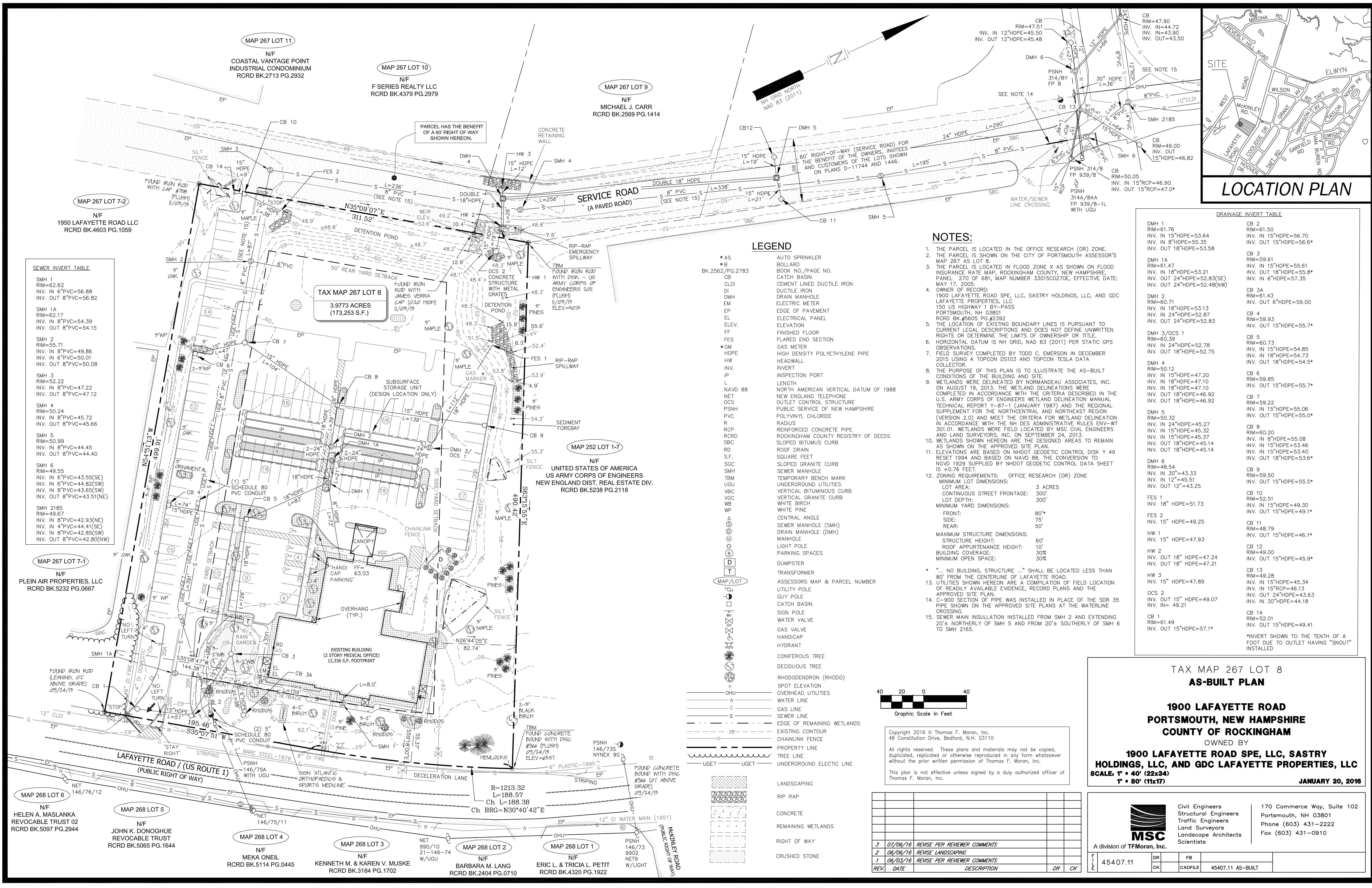
WSS Lafayette Properties, LLC  
18 Fellow Court, PO Box 656, New Castle, NH 03854  
William S. Sutherland (603) 828-2023

wsutherland@smao.org

  
Signature

William S. Sutherland  
Print

2/18/19  
Date



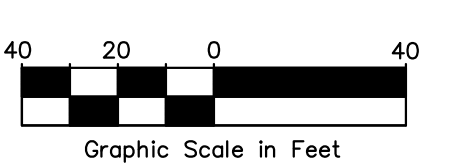
**DRAINAGE INVERT TABLE**

DMH 1 RIM=61.76 INV. IN 15" HDPE=53.64 INV. IN 8" HDPE=55.35 INV. OUT 18" HDPE=56.70 INV. OUT 15" HDPE=56.6*	CB 2 RIM=61.50 INV. IN 15" HDPE=56.70 INV. OUT 15" HDPE=56.6*
DMH 1A RIM=61.47 INV. IN 18" HDPE=53.21 INV. OUT 24" HDPE=52.83(SE) INV. OUT 24" HDPE=52.48(NW)	CB 3 RIM=59.61 INV. IN 15" HDPE=55.61 INV. OUT 18" HDPE=55.8*
DMH 2 RIM=60.71 INV. IN 18" HDPE=53.13 INV. OUT 24" HDPE=52.87 INV. OUT 24" HDPE=52.83	CB 3A RIM=61.43 INV. OUT 6" HDPE=59.00
DMH 3/OCS 1 RIM=60.39 INV. IN 24" HDPE=52.78 INV. OUT 18" HDPE=52.75	CB 4 RIM=59.93 INV. OUT 15" HDPE=55.7*
DMH 4 RIM=50.12 INV. IN 15" HDPE=47.20 INV. IN 18" HDPE=47.10 INV. IN 18" HDPE=47.10 INV. OUT 18" HDPE=46.92	CB 5 RIM=60.73 INV. IN 15" HDPE=54.85 INV. IN 18" HDPE=54.73 INV. OUT 18" HDPE=54.5*
DMH 5 RIM=50.32 INV. IN 24" HDPE=45.27 INV. IN 15" HDPE=45.32 INV. IN 15" HDPE=45.37 INV. OUT 18" HDPE=45.14 INV. OUT 18" HDPE=45.14	CB 6 RIM=59.85 INV. OUT 15" HDPE=55.7*
DMH 6 RIM=48.54 INV. IN 30" =43.33 INV. IN 12" =45.51 INV. OUT 12" =43.25	CB 7 RIM=59.22 INV. IN 15" HDPE=55.06 INV. OUT 15" HDPE=55.0*
FES 1 RIM=51.73 INV. IN 18" HDPE=51.73	CB 8 RIM=60.20 INV. IN 8" HDPE=55.08 INV. IN 15" HDPE=53.46 INV. IN 15" HDPE=53.40 INV. OUT 18" HDPE=53.6*
FES 2 RIM=49.25 INV. IN 15" HDPE=49.25	CB 9 RIM=59.50 INV. OUT 15" HDPE=55.5*
HW 1 RIM=48.79 INV. OUT 15" HDPE=46.1*	CB 10 RIM=52.51 INV. IN 15" HDPE=49.30 INV. OUT 15" HDPE=49.1*
HW 2 RIM=49.00 INV. OUT 18" HDPE=47.24 INV. OUT 18" HDPE=47.21	CB 11 RIM=48.79 INV. OUT 15" HDPE=46.1*
HW 3 RIM=49.28 INV. IN 15" HDPE=45.34 INV. IN 15" HDPE=46.13 INV. OUT 24" HDPE=43.63 INV. IN 30" HDPE=44.18	CB 12 RIM=49.00 INV. OUT 15" HDPE=45.9*
OCS 2 RIM=49.21 INV. IN 15" HDPE=49.07 INV. IN= 49.21	CB 13 RIM=49.28 INV. IN 15" HDPE=45.34 INV. IN 15" HDPE=46.13 INV. OUT 24" HDPE=43.63 INV. IN 30" HDPE=44.18
CB 1 RIM=61.49 INV. OUT 15" HDPE=57.1*	CB 14 RIM=52.01 INV. OUT 15" HDPE=49.41

\*INVERT SHOWN TO THE TENTH OF A FOOT DUE TO OUTLET HAVING "SNOUT" INSTALLED

- NOTES:**
- THE PARCEL IS LOCATED IN THE OFFICE RESEARCH (OR) ZONE.
  - THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 267 AS LOT 8.
  - THE PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 270 OF 681, MAP NUMBER 3301500279E, EFFECTIVE DATE: MAY 17, 2005.
  - OWNER OF RECORD: 1900 LAFAYETTE ROAD SPE, LLC, SASTRY HOLDINGS, LLC, AND GDC LAFAYETTE PROPERTIES, LLC. 150 US HIGHWAY 1 BY-PASS PORTSMOUTH, NH 03801 RCRD BK #5605 PG #2392
  - THE LOCATION OF EXISTING BOUNDARY LINES IS PURSUANT TO CURRENT LEGAL DESCRIPTIONS AND DOES NOT DEFINE UNWRITTEN RIGHTS OR DETERMINE THE LIMITS OF OWNERSHIP OR TITLE.
  - HORIZONTAL DATUM IS NH GRID, NAD 83 (2011) PER STATIC GPS OBSERVATIONS.
  - FIELD SURVEY COMPLETED BY TODD C. EMERSON IN DECEMBER 2015 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR.
  - THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE AS-BUILT CONDITIONS OF THE BUILDING AND SITE.
  - WETLANDS WERE DELINEATED BY NORMANDEAU ASSOCIATES, INC. ON AUGUST 19, 2013. THE WETLAND DELINEATIONS WERE COMPLETED IN ACCORDANCE WITH THE CRITERIA DESCRIBED IN THE U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JANUARY 1987) AND THE REGIONAL SUPPLEMENT FOR THE NORTHCENTRAL AND NORTHEAST REGION (VERSION 2.0) AND MEET THE CRITERIA FOR WETLAND DELINEATION IN ACCORDANCE WITH THE NH DES ADMINISTRATIVE RULES ENV-WT 301.01. WETLANDS WERE FIELD LOCATED BY MSC CIVIL ENGINEERS AND LAND SURVEYORS, INC. ON SEPTEMBER 24, 2013.
  - WETLANDS SHOWN HEREON ARE THE DESIGNATED AREAS TO REMAIN AS SHOWN ON THE APPROVED SITE PLAN.
  - ELEVATIONS ARE BASED ON NHDOT GEODETIC CONTROL DISK Y 49 RESET 1994 AND BASED ON NAVD 88. THE CONVERSION TO NGVD 1929 SUPPLIED BY NHDOT GEODETIC CONTROL DATA SHEET IS +0.76 FEET.
  - ZONING REQUIREMENTS: OFFICE RESEARCH (OR) ZONE  
MINIMUM LOT DIMENSIONS:  
LOT AREA: 3 ACRES  
CONTINUOUS STREET FRONTAGE: 300'  
LOT DEPTH: 300'  
MINIMUM YARD DIMENSIONS:  
FRONT: 80'  
SIDE: 75'  
REAR: 50'  
MAXIMUM STRUCTURE DIMENSIONS:  
STRUCTURE HEIGHT: 60'  
ROOF APPURTENANCE HEIGHT: 10'  
BUILDING COVERAGE: 30%  
MINIMUM OPEN SPACE: 30%
- \* "... NO BUILDING, STRUCTURE ..." SHALL BE LOCATED LESS THAN 80' FROM THE CENTERLINE OF LAFAYETTE ROAD.
- UTILITIES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATION OF READILY AVAILABLE EVIDENCE, RECORD PLANS AND THE APPROVED SITE PLAN.
  - C-900 SECTION OF PIPE WAS INSTALLED IN PLACE OF THE SDR 35 PIPE SHOWN ON THE APPROVED SITE PLANS AT THE WATERLINE CROSSING.
  - SEWER MAIN INSULATION INSTALLED FROM SMH 2 AND EXTENDING 20'± NORTHERLY OF SMH 5 AND FROM 20'± SOUTHERLY OF SMH 6 TO SMH 2165.

- LEGEND**
- AS AUTO SPRINKLER
  - B BOLLARD
  - CB BOOK NO./PAGE NO.
  - CLDI CATCH BASIN
  - DI CEMENT LINED DUCTILE IRON
  - DM DUCTILE IRON
  - EM DRAIN MANHOLE
  - EP ELECTRIC METER
  - EL EDGE OF PAVEMENT
  - ELEV ELEVATION
  - FF FINISHED FLOOR
  - FM FLARED END SECTION
  - FES GAS METER
  - GM HIGH DENSITY POLYETHYLENE PIPE
  - HDPE HEADWALL
  - HW INVERT
  - IP INSPECTION PORT
  - IP LENGTH
  - NAV 88 NORTH AMERICAN VERTICAL DATUM OF 1988
  - NET NEW ENGLAND TELEPHONE
  - OCS OUTLET CONTROL STRUCTURE
  - PSNH PUBLIC SERVICE OF NEW HAMPSHIRE
  - PVC POLYVINYL CHLORIDE
  - R RADIUS
  - RCP REINFORCED CONCRETE PIPE
  - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - SBC SLOPED BITUMIUM CURB
  - RD ROOF DRAIN
  - S.F. SQUARE FEET
  - SGC SLOPED GRANITE CURB
  - SMH SEWER MANHOLE
  - TBM TEMPORARY BENCH MARK
  - UGU UNDERGROUND UTILITIES
  - VBC VERTICAL BITUMIUM CURB
  - VGC VERTICAL GRANITE CURB
  - WB WHITE BIRCH
  - WP WHITE PINE
  - Δ CENTRAL ANGLE
  - ⊙ SEWER MANHOLE (SMH)
  - ⊙ DRAIN MANHOLE (DMH)
  - ⊙ MANHOLE
  - ⊙ LIGHT POLE
  - ⊙ PARKING SPACES
  - ⊙ DUMPSTER
  - ⊙ TRANSFORMER
  - ⊙ ASSESSORS MAP & PARCEL NUMBER
  - ⊙ UTILITY POLE
  - ⊙ GUY POLE
  - ⊙ CATCH BASIN
  - ⊙ SIGN POLE
  - ⊙ WATER VALVE
  - ⊙ GAS VALVE
  - ⊙ HANDICAP
  - ⊙ HYDRANT
  - ⊙ CONIFEROUS TREE
  - ⊙ DECIDUOUS TREE
  - ⊙ RHODODENDRON (RHODO)
  - ⊙ SPOT ELEVATION
  - ⊙ OVERHEAD UTILITIES
  - ⊙ WATER LINE
  - ⊙ GAS LINE
  - ⊙ SEWER LINE
  - ⊙ EDGE OF REMAINING WETLANDS
  - ⊙ EXISTING CONTOUR
  - ⊙ CHAINLINK FENCE
  - ⊙ PROPERTY LINE
  - ⊙ TREE LINE
  - ⊙ UNDERGROUND ELECTRIC LINE
  - ⊙ LANDSCAPING
  - ⊙ RIP RAP
  - ⊙ CONCRETE
  - ⊙ REMAINING WETLANDS
  - ⊙ RIGHT OF WAY
  - ⊙ CRUSHED STONE
  - ⊙ UGET



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REV.	DATE	DESCRIPTION	DR	CK
3	07/06/16	REVISE PER REVIEWER COMMENTS		
2	06/06/16	REVISE LANDSCAPING		
1	06/03/16	REVISE PER REVIEWER COMMENTS		

**TAX MAP 267 LOT 8  
AS-BUILT PLAN**

**1900 LAFAYETTE ROAD  
PORTSMOUTH, NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM**

OWNED BY  
**1900 LAFAYETTE ROAD SPE, LLC, SASTRY HOLDINGS, LLC, AND GDC LAFAYETTE PROPERTIES, LLC**

SCALE: 1" = 40' (22x34)  
1" = 80' (11x17)

**JANUARY 20, 2016**

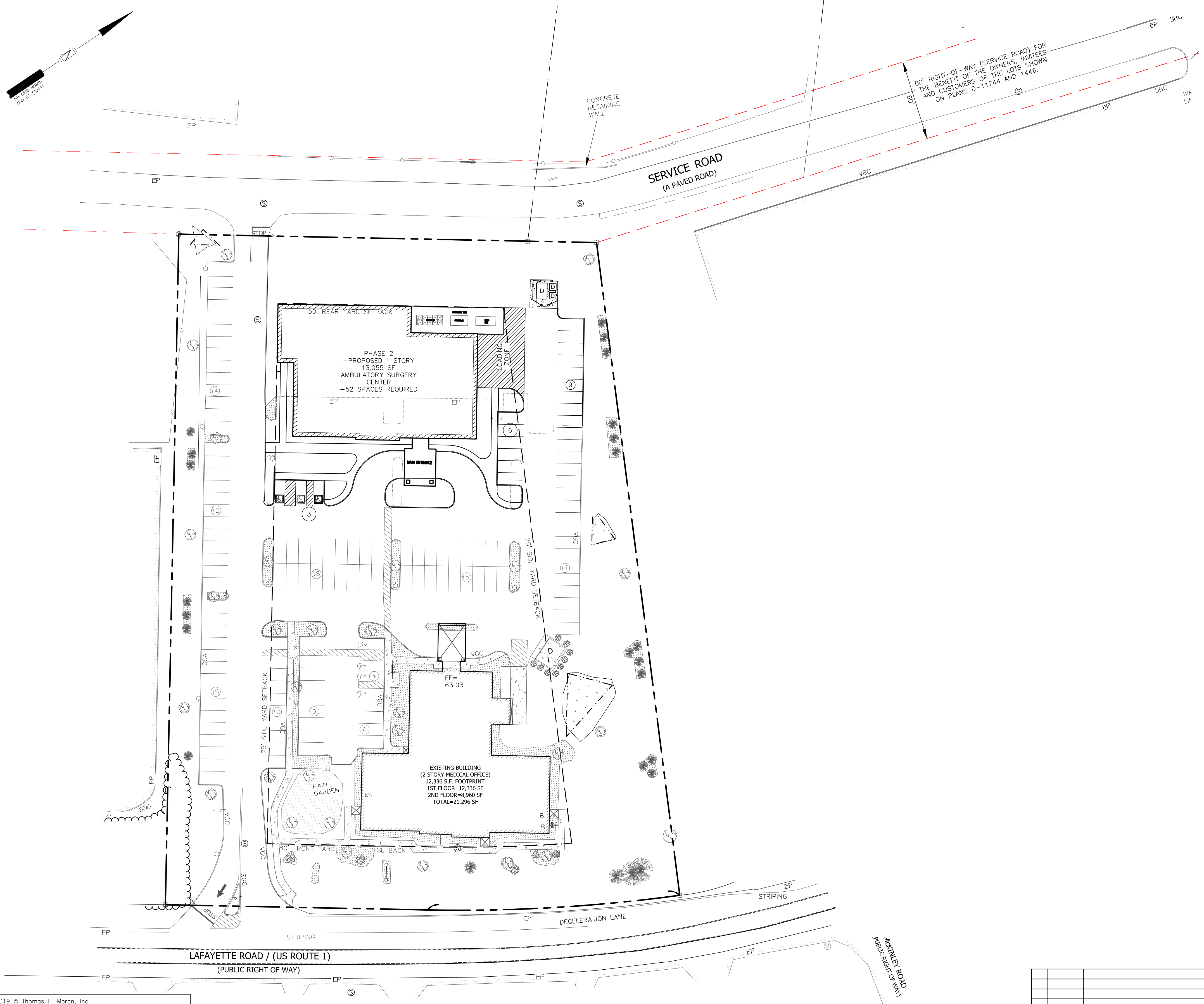
**MSC**  
A division of TFMoran, Inc.

Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists

170 Commerce Way, Suite 102  
Portsmouth, NH 03801  
Phone (603) 431-2222  
Fax (603) 431-0910

FILE	45407.11	DR	FB
CK	CADFILE	45407.11	AS-BUILT

Aug 04, 2016 - 4:11pm  
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**SITE DATA**

ZONED: OFFICE RESEARCH DISTRICT  
 EXISTING USE: MEDICAL USE  
 PROPOSED USE: MEDICAL USE

**DIMENSIONAL REQUIREMENTS**  
 MINIMUM LOT DIMENSIONS:  
 LOT AREA 173,251.19 SF  
 STREET FRONTAGE 300 FT  
 MINIMUM YARD DIMENSIONS:  
 FRONT 50 FT  
 SIDE 75 FT  
 REAR 50 FT  
 MAXIMUM STRUCTURE DIMENSIONS:  
 STRUCTURE HEIGHT 60 FT

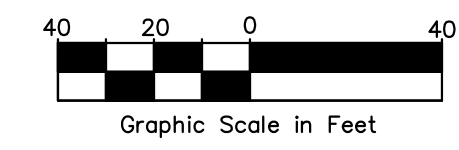
**PARKING REQUIREMENTS**  
 PARKING SPACES (SEE CALCULATION)

**PARKING CALCULATIONS**  
 TOTAL REQUIRED: 1 SPACE PER 250  
 EXISTING 2 STORY MEDICAL OFFICE (21,296 SF) X 1/250 = 85 SPACES  
 PROPOSED 1 STORY MEDICAL OFFICE (13,055 SF) X 1/250 = 52 SPACES  
 TOTAL REQUIRED: 137 SPACES  
 TOTAL PROVIDED: 139 SPACES

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. NO BOUNDARY, WETLANDS OR TOPOGRAPHICAL SURVEY HAS BEEN COMPLETED AT THIS TIME. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THE PROPOSED USES SHOWN HEREON MUST BE VERIFIED WITH CURRENT ZONING REGULATIONS.

TAX MAP 267 LOT 8  
**CONCEPTUAL SITE PLAN**  
 1900 LAFAYETTE ROAD  
 PORTSMOUTH, NEW HAMPSHIRE  
 COUNTY OF ROCKINGHAM  
 OWNED BY  
**1900 LAFAYETTE ROAD SPE, LLC, SASTRY HOLDINGS, LLC, AND GDC LAFAYETTE PROPERTIES, LLC**  
 SCALE: 1" = 40' (22x34)  
 1" = 80' (11x17) **FEBRUARY 15, 2019**

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REV.	DATE	DESCRIPTION	DR	CK

**MSC**  
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 Scientists  
 170 Commerce Way, Suite 102  
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45407.15 DR JRW FB  
 CK CRR CADFILE ConceptL\_2019-02-15 SHEET 1 OF 1

Feb 15, 2019 - 2:46pm F:\MSC Projects\45407 - Lafayette Road - Portsmouth\45407-15 - HD Architects - 1900 Lafayette Rd\Design\Production Drawings\45407-11\_Concept\_2019-02-15.dwg