

**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

October 8, 2019

Juliet T. H. Walker, AICP, Planning Director
City of Portsmouth Municipal Complex
Planning Department
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Application for TAC Work Session
Assessor's Map 266, Lot 5
St Patrick Academy Gymnasium project
315 Banfield Road
Altus Project #P4801**

Dear Juliet:

On behalf of the Hope for Tomorrow Foundation (HFTF) and the St Patrick Academy, Altus Engineering, Inc. (Altus) is pleased to submit plans for the October 15, 2019 TAC Work Session.

In 2017, Altus working for HFTF secured site permits for the construction of the new Saint Patrick Academy on Banfield Road. In April 2018, the building was occupied and the school made the transition from their Austin Street campus. The school was designed without a gymnasium. At the time, the Academy entered into an agreement with the Foundation for Seacoast Health (FSH) to use their gym for classes and athletic events. The academy wishes to construct a standalone gymnasium building on their property for physical education classes and their athletic events.

We are not proposing to expand the population beyond the 200 maximum students allowed under the previous approval. The gym is an additional amenity to the existing school and not an expansion of use.

In 2017 when the school was approved, the parking ordinance required 0.3 spaces per student and allowed for an additional 20 percent for a maximum of 72 spaces. The facility was constructed with only 60-spaces. We are proposing to expand the parking to the maximum under the previous ordinance.

The current regulations require that a parking demand analysis be completed. With the TAC submission a parking demand analysis will be provided.

Juliet T. H. Walker, AICP, Planning Director
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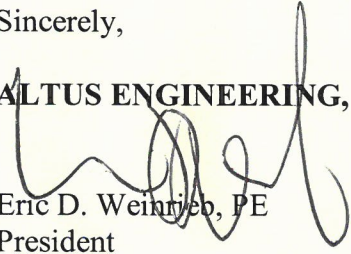
It is understood that Vincent Hayes still has some issues that need to be resolved as part of the initial project. We have been working closely with the applicant and Mr. Hayes and believe the issues are close to being resolved.

Enclosed for the Committee's consideration are ten copies of the Preliminary Site Plans (4 full, 6 reduced).

Altus looks forward to working with the City on this exciting project. Please feel free to call or email me in advance of the meeting should you have any questions or need any additional information.

Sincerely,

ALTUS ENGINEERING, INC.

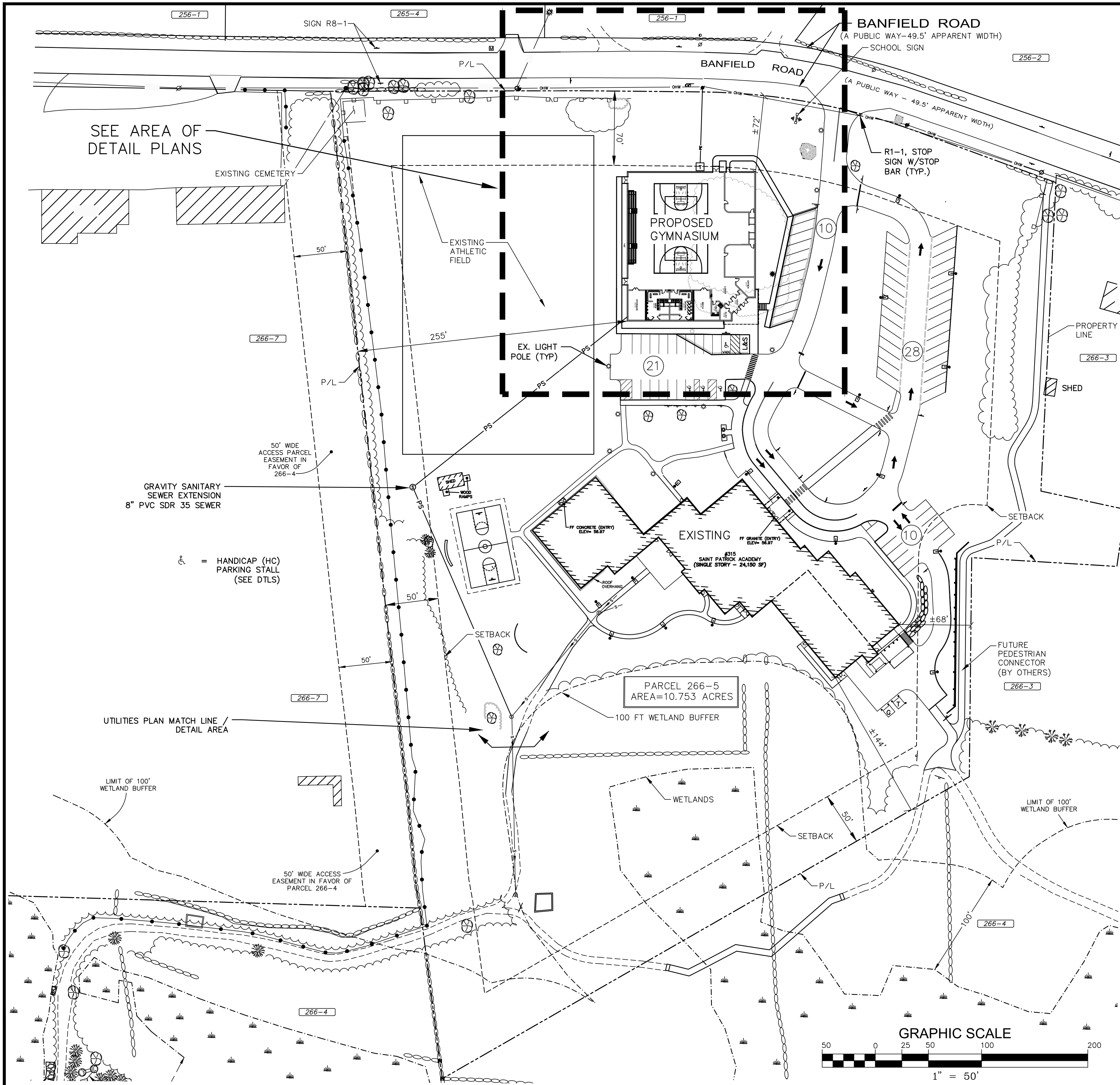


Eric D. Weinreb, PE
President

wde/4801 TAC work session cvr ltr

Enclosure

Ecopy: James Broom, HFTF
James Melone, St Patrick Academy
Peter Loughlin, Esq.
Scott Hughes, Oak Point Associates, Inc.



SITE NOTES

- ON SEPTEMBER 30, 2016 THE PORTSMOUTH BOARD OF ADJUSTMENT GRANTED THE FOLLOWING:
 - A VARIANCE FROM SECTIONS 10.440 and 10.335 OF THE PORTSMOUTH ZONING ORDINANCE TO ALLOW A LAWFUL NONCONFORMING USE TO BE CHANGED TO ANOTHER NONCONFORMING USE;
 - A VARIANCE FROM SECTION 10.440.3.21 TO ALLOW A PRIMARY OR SECONDARY SCHOOL IN A DISTRICT WHERE THE USE IS NOT PERMITTED.
- ON MARCH 21, 2017 THE PORTSMOUTH BOARD OF ADJUSTMENT GRANTED THE FOLLOWING:
 - A VARIANCE FROM SECTION 10.1113.20 TO ALLOW OFF-STREET PARKING SPACES TO BE LOCATED BETWEEN A PRINCIPAL BUILDING AND A STREET.
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- 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.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- 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.
- AREA OF DISTURBANCE IS OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR). AMENDMENT TO EXISTING NHDES ALTERATION OF TERRAIN PERMIT IS REQUIRED.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN UPLAND AREAS SHOWN THEREON, AND IN AREAS A MINIMUM OF 100'-FEET FROM THE WETLANDS. NO SNOW STORAGE SHALL BE PROVIDED WITHIN 25' OF THE LANDSCAPED ISLAND 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.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M248, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- 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.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- 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 SITE PLAN & LANDSCAPE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- 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.

ZONING REQUIREMENTS:

PARCEL IS LOCATED IN THE INDUSTRIAL (I) ZONE

ZONING DIMENSIONS	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	87,120 SF (2.0 ACRES)	468,400 SF (10.75 ACRES)
MINIMUM FRONTAGE:	200'	695.6'
MINIMUM SETBACKS:		
FRONT YARD:	70'	±72'
SIDE YARD:	50'	67.8'
REAR YARD:	50'	±144'
MINIMUM LOT DEPTH	100'	587'
MINIMUM OPEN SPACE:	20%	±79%
MAXIMUM STRUCTURE COVERAGE:	50%	8.85%
MAX. LENGTH OF BUILDING:	160'	±281.2'
MAX. HEIGHT OF BUILDING:	70'	<70'

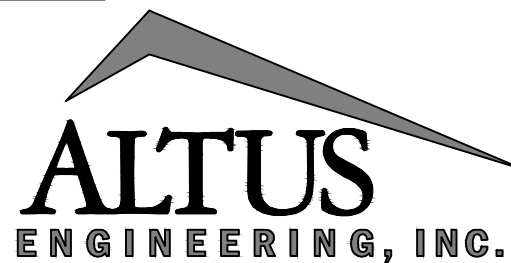
EXISTING BUILDING FOOTPRINT:	±24,150 SF
EXISTING SHED:	±290 SF
PROPOSED BUILDING:	±17,000 SF
TOTAL BUILDING AREA:	±41,440 SF

CITY OF PORTSMOUTH, PLANNING BOARD

CHAIRMAN

DATE

ENGINEER:



133 COURT STREET
(603) 433-2335

PORTSMOUTH, NH 03801
www.ALTUS-ENG.com

ISSUED FOR:

TAC WORK SESSION

ISSUE DATE:

OCTOBER 8, 2019

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	CDB	-

DRAWN BY:

CDB

APPROVED BY:

EDW

DRAWING FILE: 4801.2-SITE.DWG

SCALE:

22" x 34" - 1" = 50'
11" x 17" - 1" = 100'

OWNER:

HOPE FOR
TOMORROW FOUNDATION
1950 LAFAYETTE ROAD
2ND FLOOR
PORTSMOUTH, N.H. 03801
ASSESSOR'S PARCEL
266-5

APPLICANT:

SAINT
PATRICK
ACADEMY

315 BANFIELD ROAD
PORTSMOUTH, N.H. 03801

PROJECT:

SAINT PATRICK
ACADEMY

GYMNASIUM PROJECT
PORTSMOUTH, N.H.
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266-5

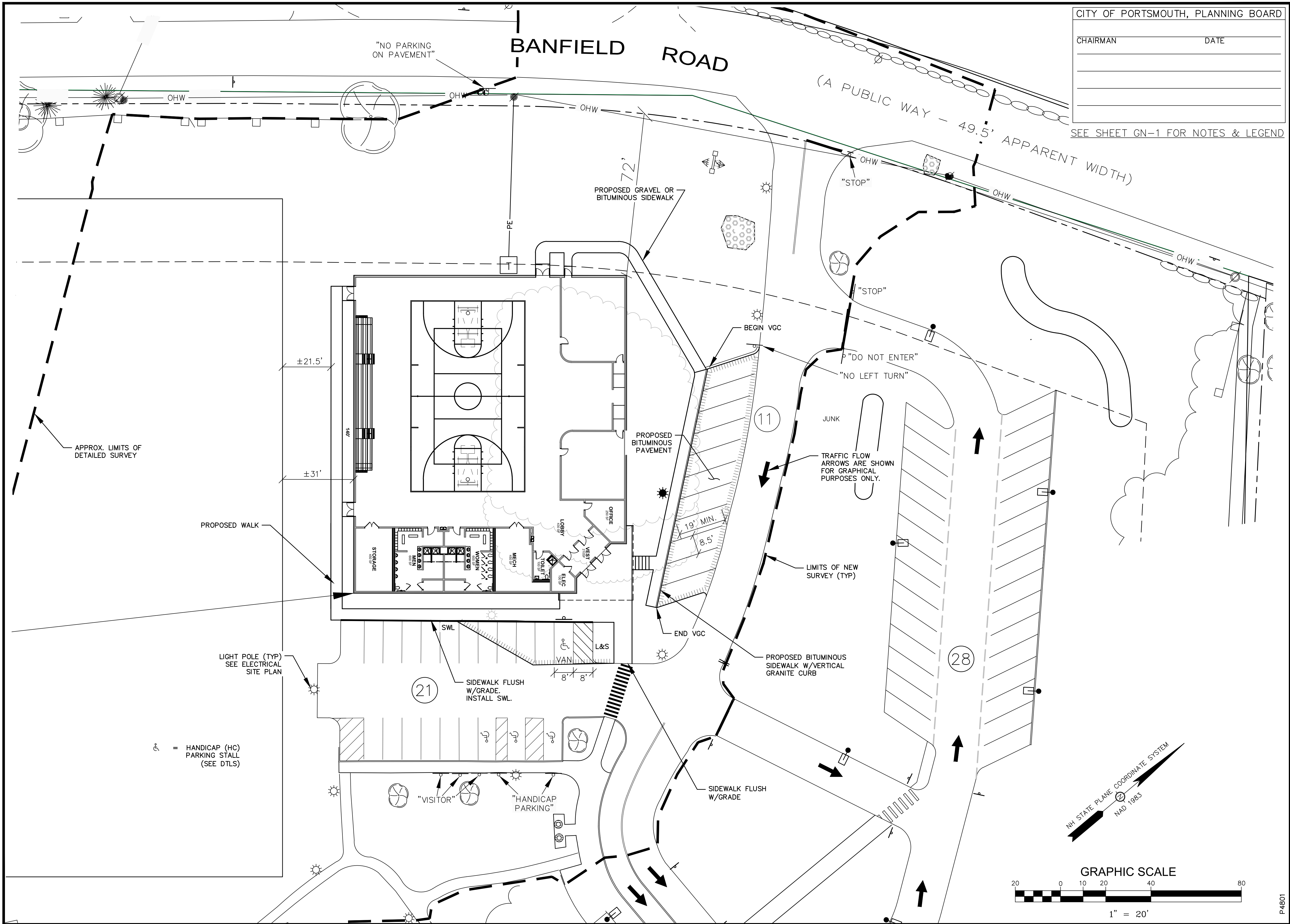
TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

C-1

P4801



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CHAIRMAN	DATE

SEE SHEET GN-1 FOR NOTES & LEGEND

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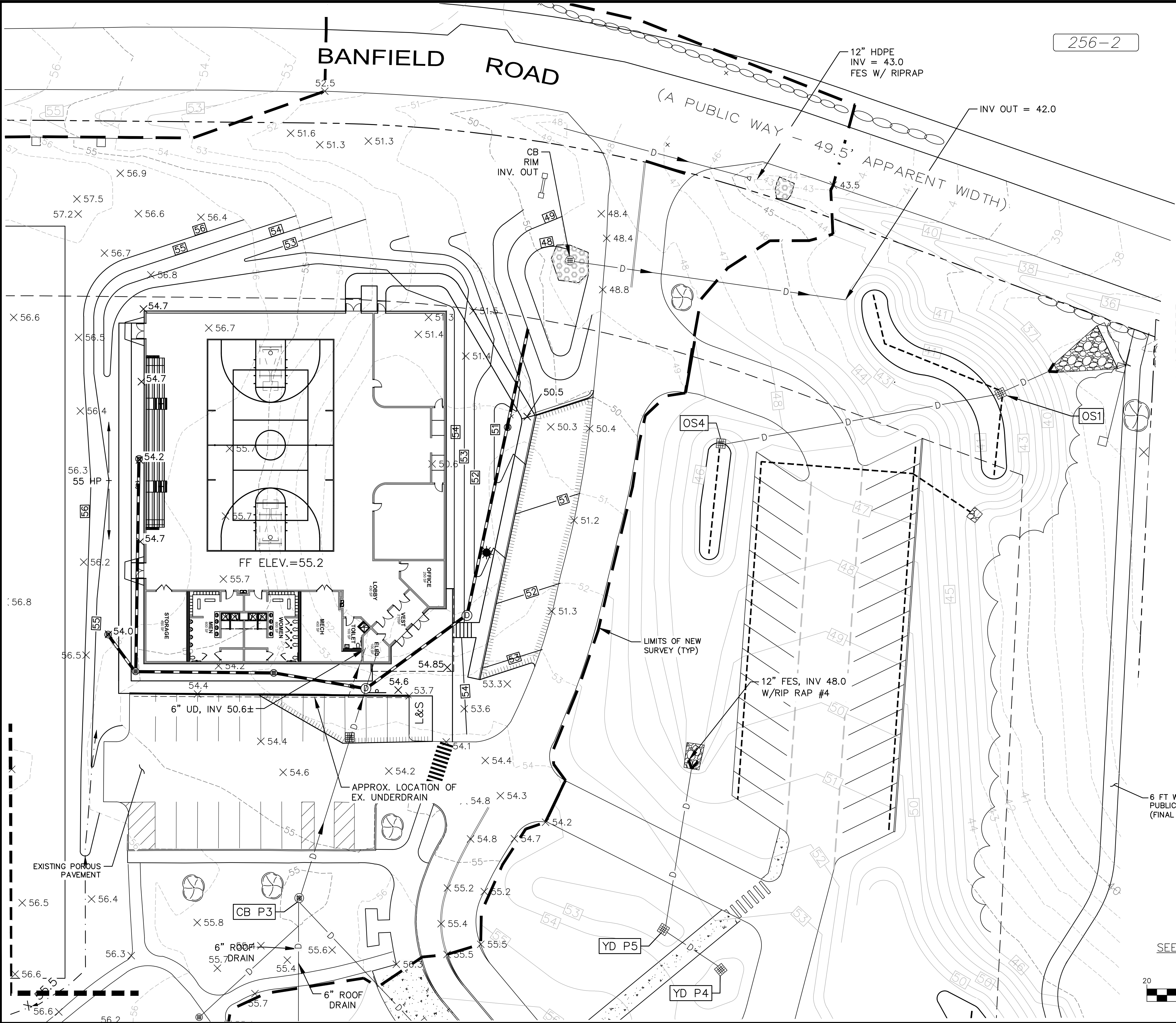
TITLE:

SITE PLAN

SHEET NUMBER:

C-2

P4801



CITY OF PORTSMOUTH, PLANNING BOARD	
CHAIRMAN	DATE

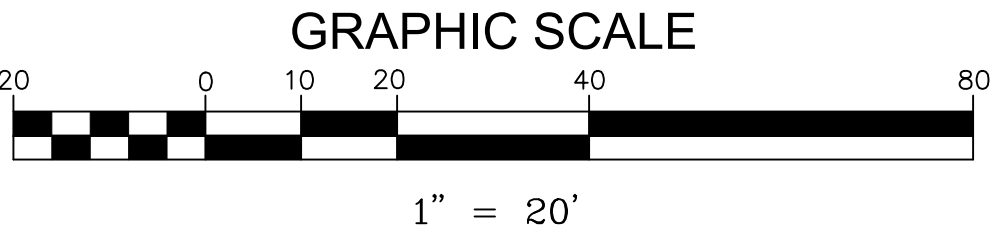
DRAINAGE STRUCTURES	
YD P4	RIM=52.00 12" INV. OUT=48.75
YD P5	RIM=52.0 12" INV. IN=48.60 12" INV. OUT=48.50
YD P6	RIM=53.50 12" INV. IN=49.60 12" INV. OUT=49.50

STORMWATER PRACTICES	
RAINGARDEN #1	RAINGARDEN #4
BOTTOM AREA = 1,000 SF	BOTTOM AREA = 400 SF
BOTTOM ELEV = 41.0	BOTTOM ELEV = 45.5
BERM ELEVATION = 43.0	BERM ELEVATION = 47.0
OUTLET STRUCTURE 1 (OS1)	OUTLET STRUCTURE 4 (OS4)
RIM (18" BEEHIVE) = 41.75	RIM (18" BEEHIVE) = 46.50
6" UD (IN) = 38.00	6" UD (IN) = 42.55
12" INV (IN) = 37.85	12" INV (OUT) = 42.00
12" INV (OUT) = 37.50	

INFILTRATION POND #5
BOTTOM AREA = 700 SF
BOTTOM ELEV = 54.0
BERM ELEVATION = 55.0
OVERFLOW WEIR = 54.65

RIP RAP	
ALL RIP RAP AREAS SHALL HAVE 6" MED STONE SIZE & DEPTH OF STONE = 14 INCHES	
RIP RAP #1 BEG WIDTH = 3 FT END WIDTH = 22 FT LENGTH = 19 FT	RIP RAP #3 BEG WIDTH = 3 FT END WIDTH = 13 FT LENGTH = 10 FT
RIP RAP #2 BEG WIDTH = 3 FT END WIDTH = 16 FT LENGTH = 9 FT	RIP RAP #4 BEG WIDTH = 5 FT END WIDTH = 5 FT LENGTH = 9 FT
	RIP RAP #5 BEG WIDTH = 3 FT END WIDTH = 15 FT LENGTH = 12 FT

SEE SHEET GN-1 FOR NOTES & LEGEND



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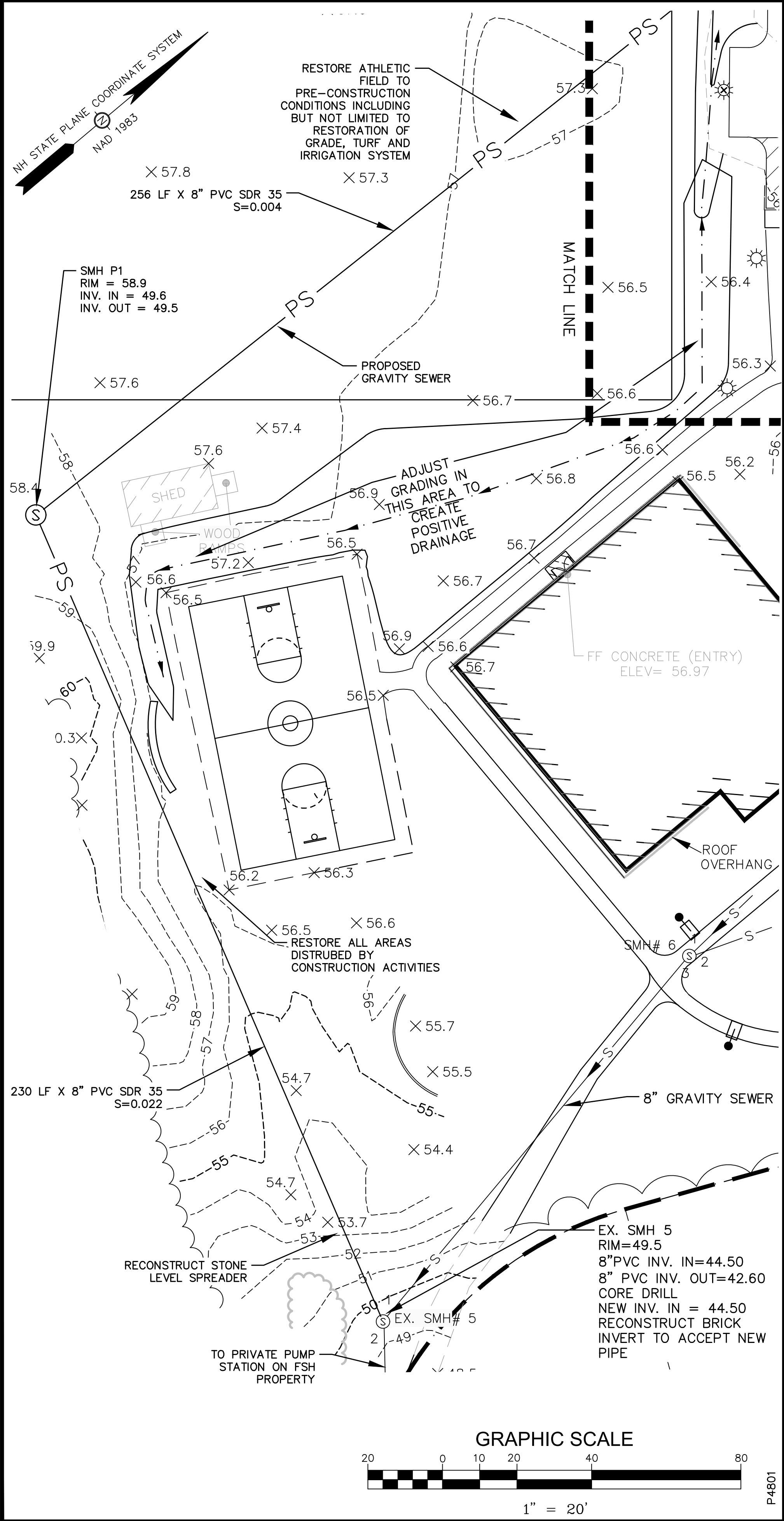
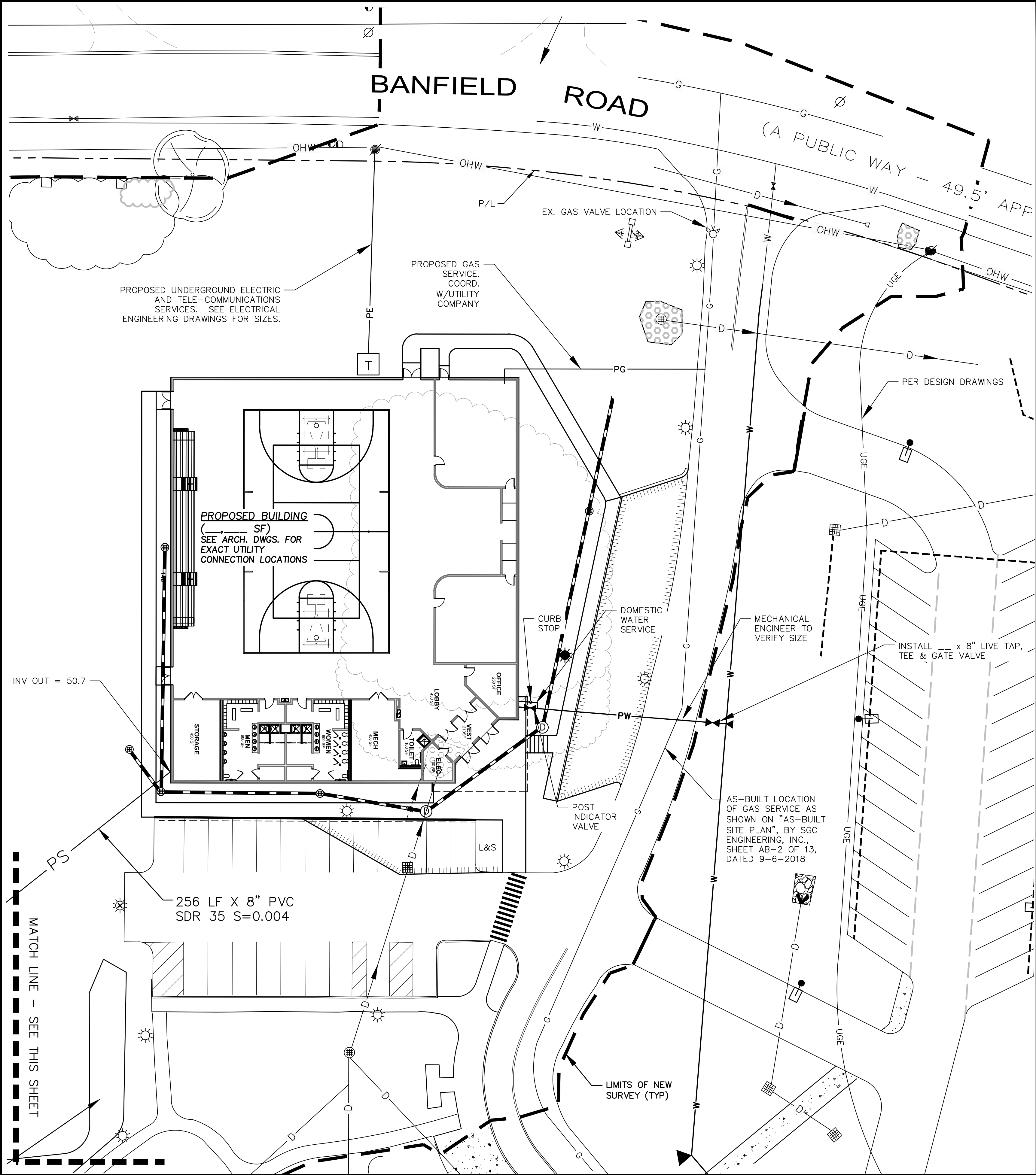
SAINT PATRICK ACADEMY
GYMNASIUM PROJECT
PORTSMOUTH, N.H.
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266-5

TITLE:

GRADING & DRAINAGE PLAN

SHEET NUMBER:

C-3



ENGINEER:

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TITLE:
UTILITIES PLAN

SHEET NUMBER:
C-4