

# Site Plan & Wetland Conditional Use Permit Plan Set

140 Edmond Ave.  
Bacman Enterprises INC.  
Portsmouth, New Hampshire

PREPARED BY:

ROSS ENGINEERING, LLC

Civil/Structural Engineering  
& Surveying

909 Islington St.  
Portsmouth, NH 03801  
(603) 433-7560

LIST OF PROJECT PLANS:

**SITE PLAN SET**

- 1 - Existing Conditions
- 2 - Site Plan
- 3 - Landscape Plan
- 4 - Wetlands and Details

November 10, 2020

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C2	00°29'55"	1170.42'	10.19'	10.19'	S51°09'41"W
E1	---	---	---	10.00'	N51°09'41"E

N/F WAYNE N. MOULTON, JR.  
TAX MAP 220, LOT 82  
RCRD 1317-445

TAX MAP 220, LOT 81  
23,176 S.F., 0.53 Ac.  
N/F BACMAN ENTERPRISES I  
RCRD 2448-1429

EASEMENT AREA: 850 SF

### Easement Plan

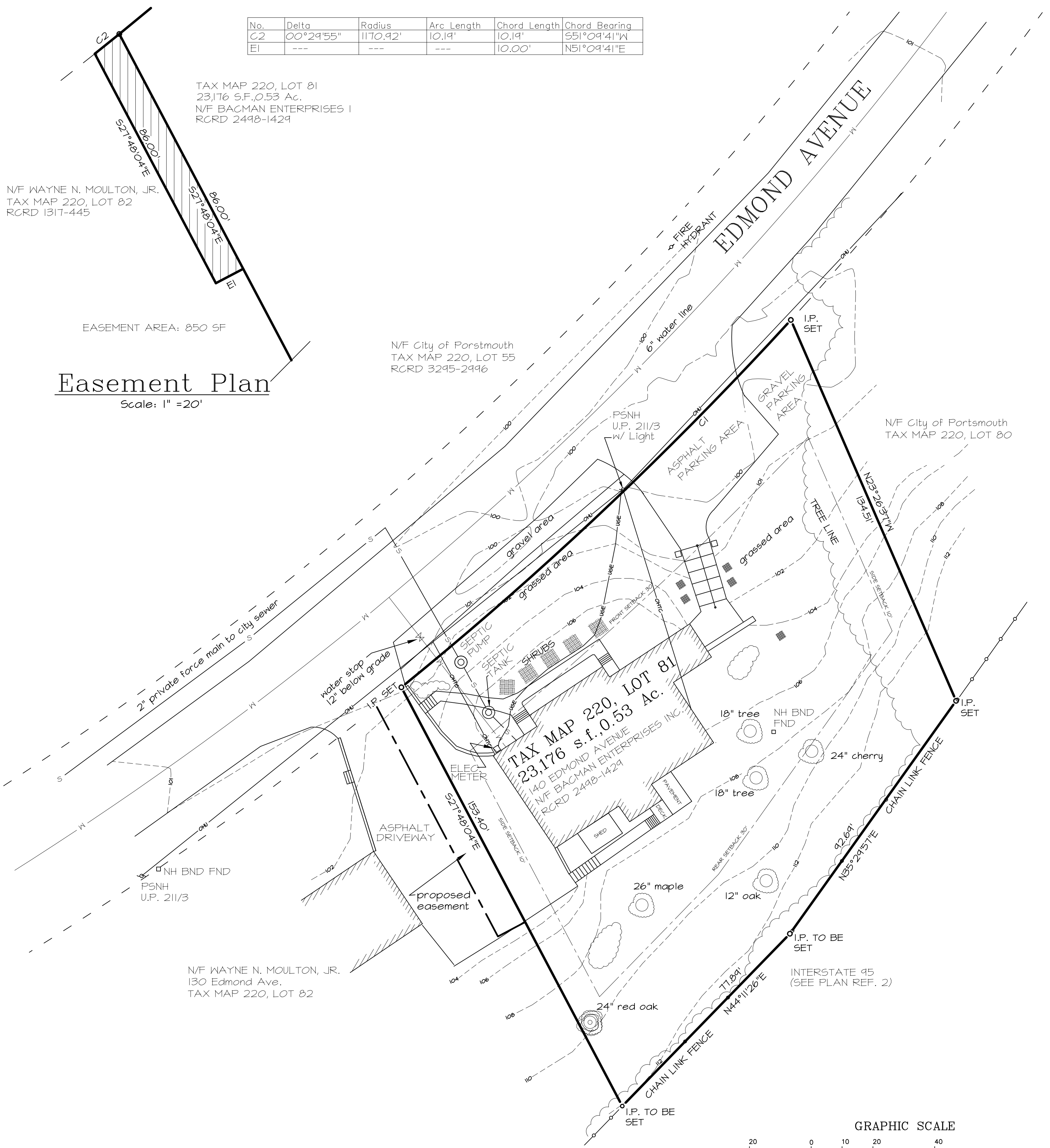
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N/F City of Portsmouth  
TAX MAP 220, LOT 55  
RCRD 3295-2996

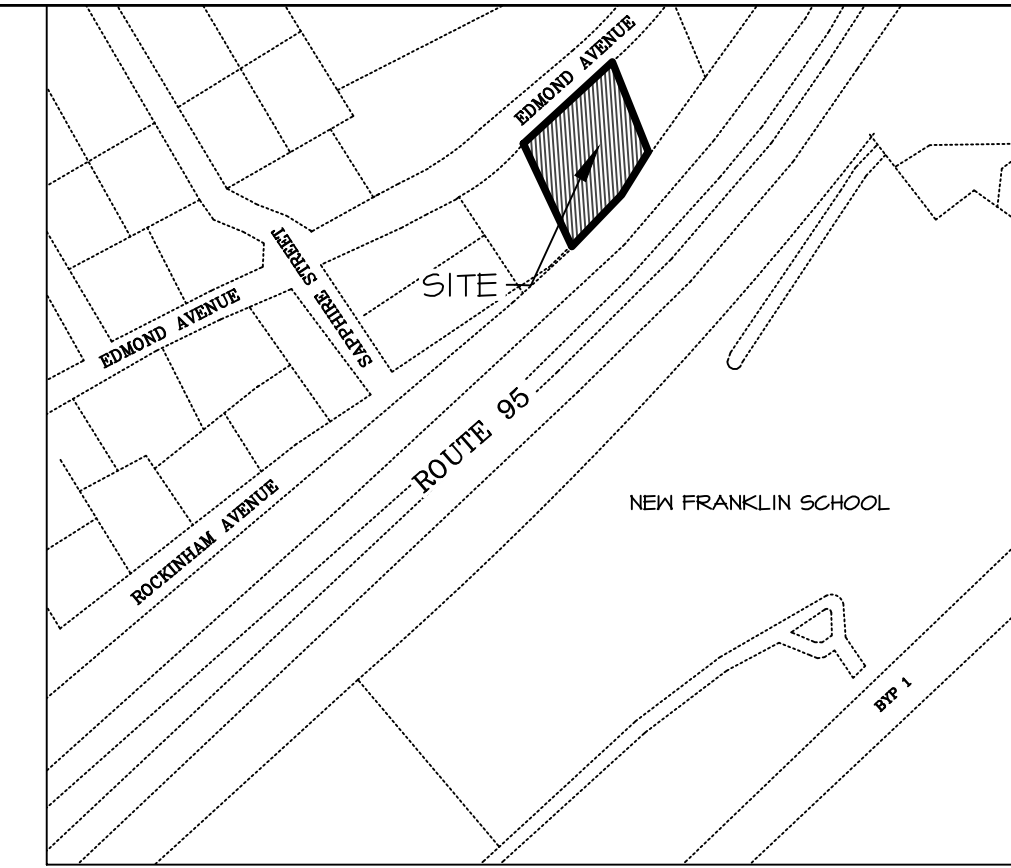
N/F City of Portsmouth  
TAX MAP 220, LOT 80

TAX MAP 220, LOT 81  
23,176 s.f., 0.53 Ac.  
140 EDMOND AVENUE  
N/F BACMAN ENTERPRISES INC.  
RCRD 2448-1429

N/F WAYNE N. MOULTON, JR.  
130 Edmond Ave.  
TAX MAP 220, LOT 82



see note 2



LOCUS PLAN  
N.T.S.

### LEGEND

- S- SEWER LINE
- W- WATER LINE
- OHU- OVERHEAD UTILITIES
- OHTC- OVERHEAD TELEPHONE & CABLE
- ( ) TREE LINE
- UGE- UNDERGROUND ELECTRIC

### REFERENCE PLANS

- "CONSOLIDATION PLAN OF LAND FOR BACMAN ENTERPRISES, INC 140-142 EDMOND AVENUE COUNTY OF ROCKINGHAM PORTSMOUTH NH", BY RICHARD P. MILLETE & ASSOCIATES. DATED AUGUST 2, 1989. RCRD C-19642
- "HIGHWAY LAYOUT PLAN, PLAN OF PORTSMOUTH" 1-95-1 (9) 14 P-5875-A: SHEETS 12 & 13", BY NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION. DATED MAY 2, 1967. RCRD D-2229.

### NOTES

- OWNER OF RECORD:  
BACMAN ENTERPRISES INC.  
TAX MAP 220, LOT 81  
140 EDMOND AVE  
PORTSMOUTH, NH 03801  
RCRD: 2448-1429  
AREA: 23,176 S.F., 0.53 Ac
- BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- PARCEL IS IN SINGLE RESIDENCE B (SRB):  
MINIMUM LOT AREA.....15,000 SF  
MIN. LOT AREA PER DWELLING UNIT.....15,000 SF  
MINIMUM FRONTAGE.....100 FT  
MINIMUM DEPTH.....100 FT  
SETBACKS:  
FRONT.....30 FT  
SIDE.....10 FT  
REAR.....30 FT  
MAXIMUM BUILDING HEIGHT:  
SLOPED ROOF.....35 FT  
FLAT ROOF.....30 FT  
MAXIMUM BUILDING COVERAGE.....20%  
MINIMUM OPEN SPACE.....40%
- SEWER, WATER, & GAS LINE LOCATIONS ARE APPROXIMATE & BASED ON FIELD MEASUREMENTS & CITY DPW INFORMATION. THE BUILDING IS SUPPLIED WITH ELECTRICAL SERVICE BY A CONDUIT WHICH RUNS FROM PSNH UTILITY POLE 211/3 TO THE ELECTRICAL METER ON THE SIDE OF THE BUILDING. THE EXACT LOCATION OF THIS CONDUIT IS UNKNOWN.

ISS.	DATE	DESCRIPTION OF ISSUE
8	11/10/20	REVISIONS
7	10/28/20	PB SUBMITTAL
6	10/21/20	TAC SUBMITTAL
5	9/29/20	ZBA SUBMITTAL

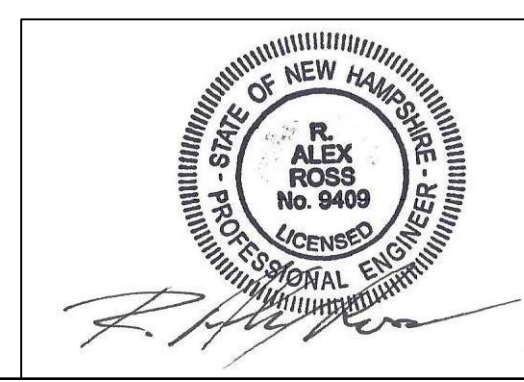
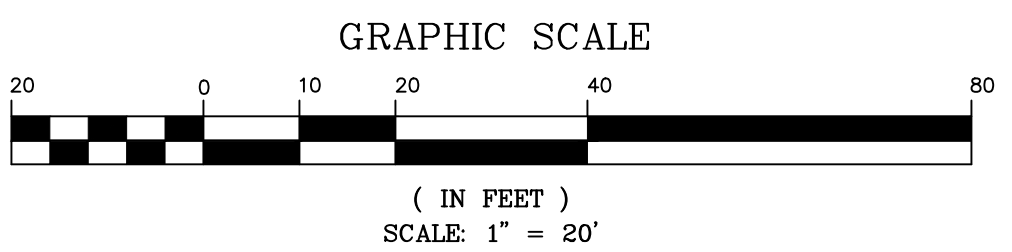
CHECKED A. ROSS  
DRAWN D.D.D.  
CHECKED

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CLIENT  
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140 EDMOND AVE  
PORTSMOUTH, NH 03801

TITLE  
**EXISTING CONDITIONS**  
140 EDMOND AVENUE  
BACMAN ENTERPRISES INC.  
PORTSMOUTH NH, 03801  
TAX MAP 220, LOT 81

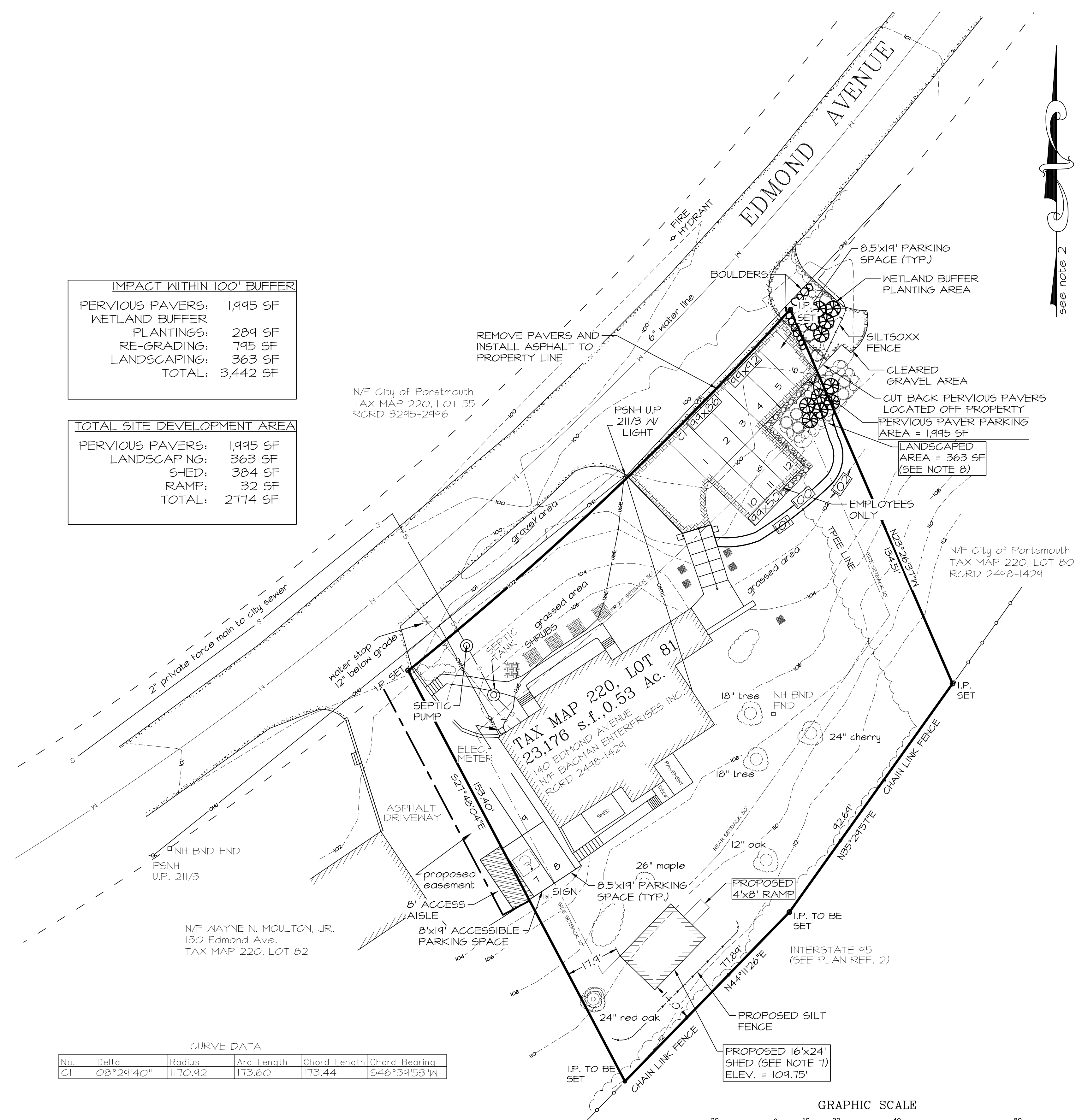
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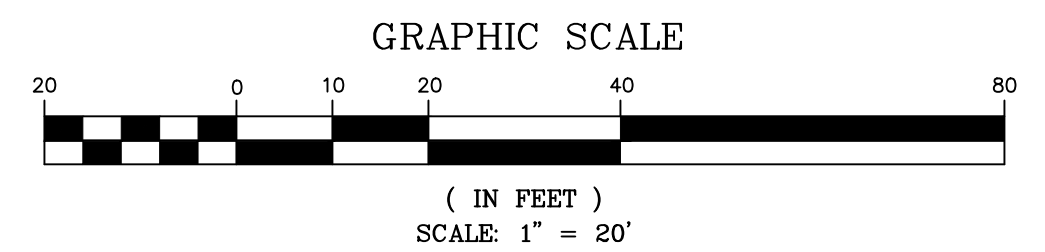


IMPACT WITHIN 100' BUFFER	
PERVIOUS PAVERS:	1,995 SF
WETLAND BUFFER	
PLANTINGS:	289 SF
RE-GRADING:	795 SF
LANDSCAPING:	363 SF
TOTAL:	3,442 SF

TOTAL SITE DEVELOPMENT AREA	
PERVIOUS PAVERS:	1,995 SF
LANDSCAPING:	363 SF
SHED:	384 SF
RAMP:	32 SF
TOTAL:	2,714 SF



CURVE DATA					
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
Cl	08°29'40"	1170.92	173.60	173.44	S46°39'53"W



**NOTES**

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BACMAN ENTERPRISES INC.  
TAX MAP 220, LOT 81  
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PORTSMOUTH, NH 03801  
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MINIMUM DEPTH.....100 FT  
SETBACKS:  
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SIDE.....10 FT  
REAR.....30 FT  
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- COVERAGES  
BUILDING COVERAGE  
EXISTING BUILDING COVERAGE  
HOUSE.....2628 SF  
SHED.....95 SF  
EXISTING STRUCTURE.....2723 SF  
BUILDING COVERAGE 2723 /23176 = 11.81%  
PROPOSED BUILDING COVERAGE  
HOUSE.....2628 SF  
SHED.....479 SF  
EXISTING STRUCTURE.....3107 SF  
BUILDING COVERAGE 3107 /23176 = 13.4%  
OPEN SPACE  
EXISTING OPEN SPACE  
BUILDING COVERAGE.....2723 SF  
CONCRETE WALKWAYS.....506 SF  
CONCRETE STAIRWAYS.....394 SF  
ASPHALT.....2352 SF  
GRAVEL PARKING.....514 SF  
TOTAL LOT COVERAGE.....6489 SF  
OPEN SPACE 23176 - 6489 = 16687 SF  
OPEN SPACE 16687 / 23176 = 72.0%  
PROPOSED OPEN SPACE  
BUILDING COVERAGE.....3107 SF  
CONCRETE WALKWAYS.....506 SF  
CONCRETE STAIRWAYS.....394 SF  
RETAINING WALL.....135 SF  
ASPHALT PARKING AREA.....1092 SF  
PERVIOUS PAVEMENT.....1995 SF  
RAMP.....32 SF  
TOTAL LOT COVERAGE.....7261 SF  
OPEN SPACE 23176 - 7261 = 15915 SF  
OPEN SPACE 15915 / 23176 = 68.7%
- PARKING SPACES:  
2,300+/- S.F. MEDICAL SPACE - 1/250 S.F. 10 SPACES  
2 APARTMENTS (OVER 750 SF) - 1.3 X 2 .....2 SPACES\*  
TOTAL REQUIRED SPACES.....12 SPACES  
PROVIDED SPACES.....12 SPACES  
HANDICAP SPACE REQUIREMENT: 1 PER 25..1 SPACE  
\* - AS PER PORTSMOUTH ZONING ORDINANCE SECTION 10.112.60 FOR MIXED USE PARKING, RESIDENTIAL PARKING SHALL BE 60% OF THE REQUIREMENT FROM 8 AM TO 5 PM. 1.3 x 2 x .6 = 1.6 SPACES.
- PROPOSED SHED MUST MEET ACCESSORY BUILDING SETBACKS SPECIFIED IN SECTION 10.570 IN THE PORTSMOUTH ZONING ORDINANCE. ONE POSSIBLE CONFIGURATION HAS BEEN SHOWN. THE GRADE PLANE SHOWN IS 110.25'. BUILDING HEIGHT CALCULATED FROM THIS GRADE PLANE IS 11.96'.
- LANDSCAPING WORK TO BE DONE UNDER DIRECT SUPERVISION OF SOIL SCIENTIST TO LOCATE PLANTINGS AND TO ESTABLISH PLANTINGS AND EROSION CONTROL USING APPROPRIATE METHODS.
- ON JULY 23, 2019 THE CITY OF PORTSMOUTH BOARD OF ADJUSTMENT APPROVED THE FOLLOWING:  
A) FROM SECTION 10.333 TO ALLOW A NONCONFORMING USE TO BE EXTENDED INTO OTHER PARTS OF THE BUILDING.  
B) FROM SECTION 10.113.20 TO ALLOW OFF-STREET PARKING SPACES TO BE LOCATED IN THE REQUIRED FRONT YARD OR BETWEEN A PRINCIPAL BUILDING OR THE STREET; AND  
C) FROM SECTION 10.114.32 TO ALLOW VEHICLES TO ENTER OR LEAVE A PARKING AREA BY BACKING OUT, INTO OR FROM PUBLIC STREET OR WAY.  
ON OCTOBER 27, 2020 THE CITY OF PORTSMOUTH BOARD ADJUSTMENT APPROVED STACKED PARKING FOR SPACES 10, 11 AND 12.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- 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 APPLICANT SHALL RECEIVE CITY COUNCIL APPROVAL TO INSTALL THE PLANTINGS IN CITY PROPERTY.

**LEGEND**

- S- SEWER LINE
- W- WATER LINE
- OHU- OVERHEAD UTILITIES
- OHTC- OVERHEAD TELEPHONE & CABLE
- TREE LINE
- UGE- UNDERGROUND ELECTRIC

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

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ISS.	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 20'	
CHECKED	A. ROSS	
DRAWN	D.D.D.	
CHECKED		

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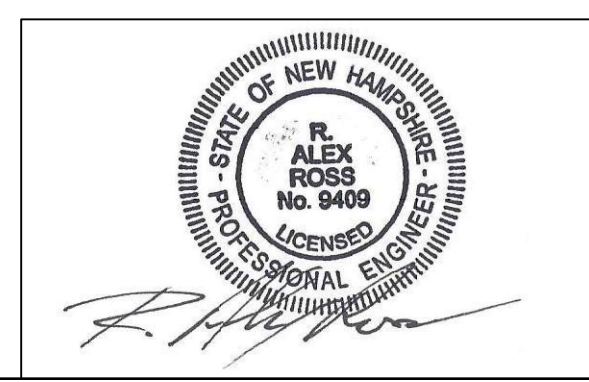
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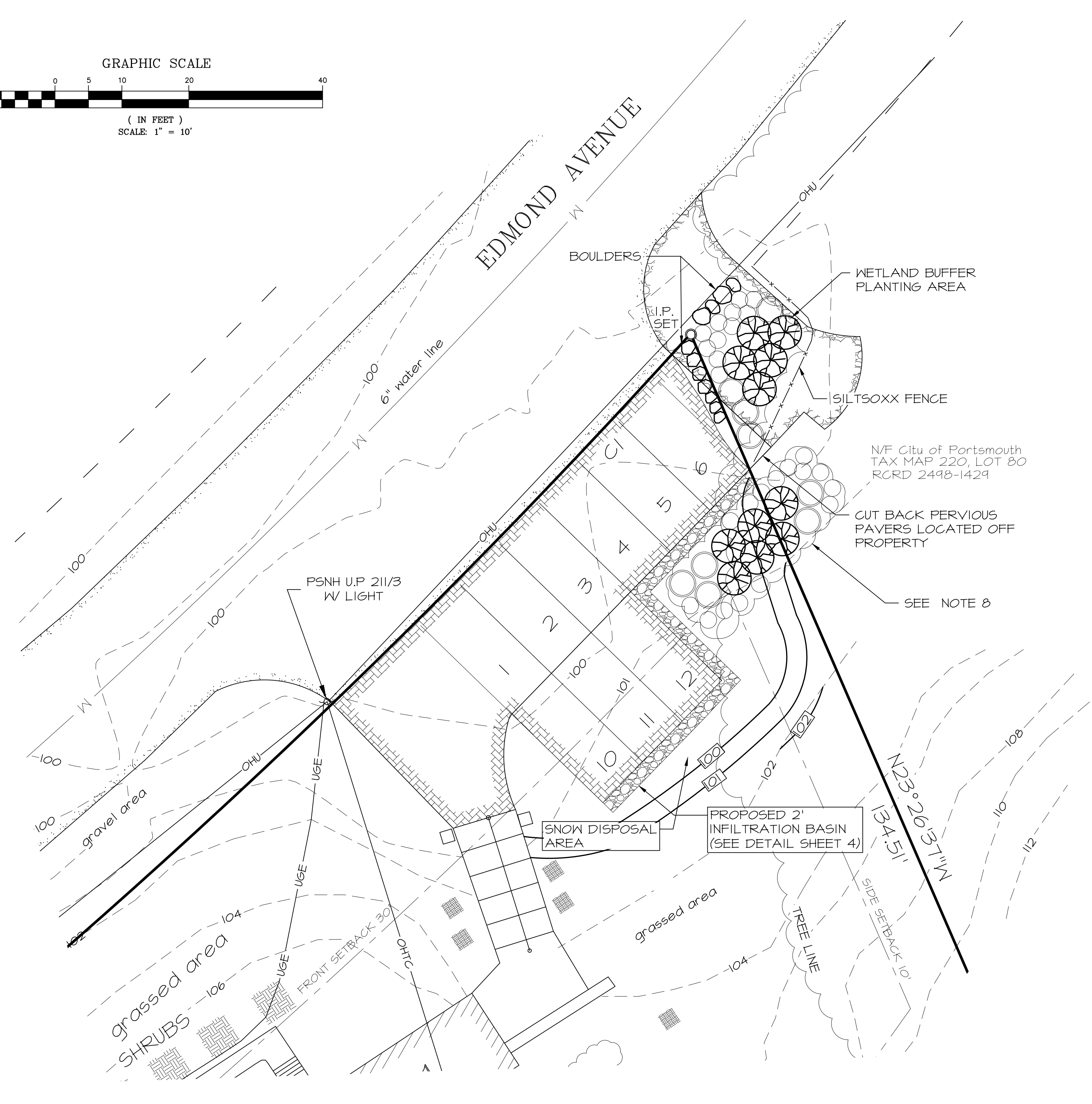
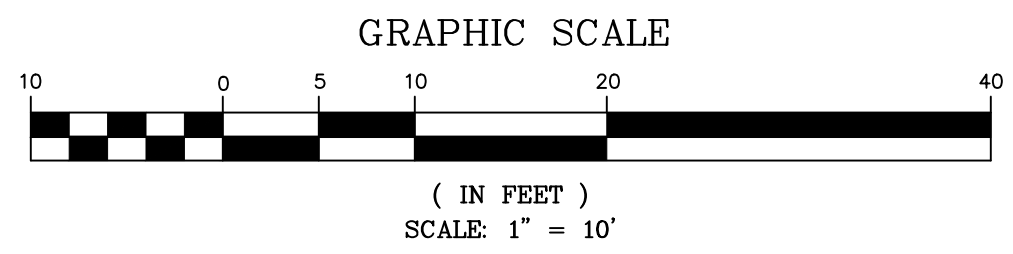
**SITE PLAN**

140 EDMOND AVENUE  
BACMAN ENTERPRISES INC.  
PORTSMOUTH NH, 03801  
TAX MAP 220, LOT 81

JOB NUMBER	DWG. NO.	ISSUE
05-030	2 OF 4	8







**PLANTING NOTES**

- 1) ALL PLANT MATERIALS SHALL BE FIRST QUALITY NURSERY GROWN STOCK.
- 2) ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH NEW HAMPSHIRE LANDSCAPE ASSOCIATION STANDARDS AND GUARANTEED FOR ONE YEAR BY THE LANDSCAPE CONTRACTOR.
- 3) ALL SHRUBS AND PERENNIALS SHALL HAVE WATER SAUCERS BUILT AROUND THEIR BASES TO PREVENT RUNOFF DURING IRRIGATION AND TO DIRECT WATER TO THE ROOTS OF THE PLANTS.
- 4) THE HOLES FOR THE PROPOSED PLANTS IN THE 'WETLAND BUFFER PLANTING AREA' SHALL BE DUG IN THE EXISTING GRAVELLY/SANDY LOAM FOLLOWING THE INSTRUCTIONS IN THE PLANTING DIAGRAM. A LOOSE ACIDIC SANDY LOAM SHALL BE USED TO AMEND EACH HOLE.
- 5) ANY LAWN AREAS DISTURBED BY THE PLANTING OF SHRUBS AND PERENNIALS SHALL BE RESEEDED WITH A GRASS SEED MIXTURE SUITABLE FOR FULL SUN.
- 6) ALL SHRUBS AND PERENNIALS SHALL BE PLANTED BEFORE LAWN IS RESEEDED.
- 7) ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF DARK BROWN AGED BARK MULCH AS A FINAL STEP. MULCH MUST BE KEPT 2" AWAY FROM THE TRUNKS OF SHRUBS AND CROWNS OF PERENNIALS.
- 8) LANDSCAPING WORK TO BE DONE UNDER DIRECT SUPERVISION OF SOIL SCIENTIST TO LOCATE PLANTINGS AND TO ESTABLISH PLANTINGS AND EROSION CONTROL USING APPROPRIATE METHODS.

**MAINTENANCE REQUIREMENTS**

- 1) ALL NEW SHRUBS AND PERENNIALS SHALL BE WATERED THROUGH THANKSGIVING DURING THE FIRST SEASON IN WHICH THEY ARE INSTALLED.
- 2) AN UNDERGROUND DRIP IRRIGATION SYSTEM IS RECOMMENDED. IF AN UNDERGROUND DRIP IRRIGATION SYSTEM IS NOT INSTALLED, SOAKER HOSES WOUND THROUGHOUT PLANTING BEDS ARE ACCEPTABLE. ALTHOUGH OVERHEAD SPRINKLERS ARE RECOMMENDED FOR LAWN AREAS, THEY ARE NOT THE PREFERRED METHOD OF IRRIGATING SHRUBS AND PERENNIALS.

**GENERAL NOTES**

- 1) THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
- 2) 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.
- 3) 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.
- 4) REMOVE RUBBLE PILE ADJACENT TO THE PROPOSED WETLAND BUFFER PLANTING AREA.

**LEGEND**

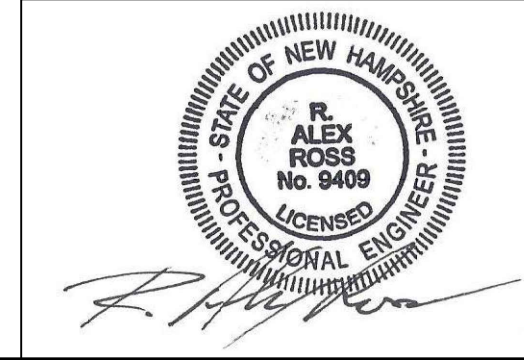
- BOULDER-300 LB. MINIMUM
- X— FENCE LINE
- W— WATER LINE
- S— SEWER LINE
- ( )— EXISTING TREE LINE
- 100x62 EXISTING ELEVATION
- 102x65 PROPOSED ELEVATION
- 101 PROPOSED CONTOUR
- 101 PROPOSED CONTOUR
- DRAINAGE FLOW
- OHTC— OVERHEAD TELEPHONE & CABLE
- UGE— UNDERGROUND ELECTRIC

**PLANT LIST**

ITEM:	SIZE:	QTY:
1. CALAMAGROSTIC acutifolia 'KARL FOERSTER'-FEATHER REED GRASS	1 GALLON SIZE=	3
2. POTENTILLA fruticosa 'GOLD DROP'-YELLOW SHRUBBY CINQUEFOIL	2 GALLON SIZE=	11
3. POTENTILLA fruticosa 'ABBOTSWOOD'-WHITE SHRUBBY CINQUEFOIL	2 GALLON SIZE=	14
4. AURINIA saxatilis-'BASKET OF GOLD'	1 GALLON SIZE=	32
5. NEPETA faassenii 'BLUE WONDER'-CATMINT	1 GALLON SIZE=	16
6. BUXUS x 'GREEN MOUNTAIN'-HYBRID BOXWOOD	3 GALLON SIZE=	7
7. AMELANCHIER CANADENSIS - SHADBLow SERVICEBERRY	5' TALL SIZE	11
8. VACCINIUM CORYMBOSUM x V. ANGUSTIFOLIUM 'NORTHLAND'	3 GALLON SIZE=	9
9. VACCINIUM CORYMBOSUM x V. ANGUSTIFOLIUM 'FRIENDSHIP'	1 GALLON SIZE=	23

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_



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SCALE 1" = 10'

CHECKED A. ROSS

DRAWN D.D.D.

CHECKED

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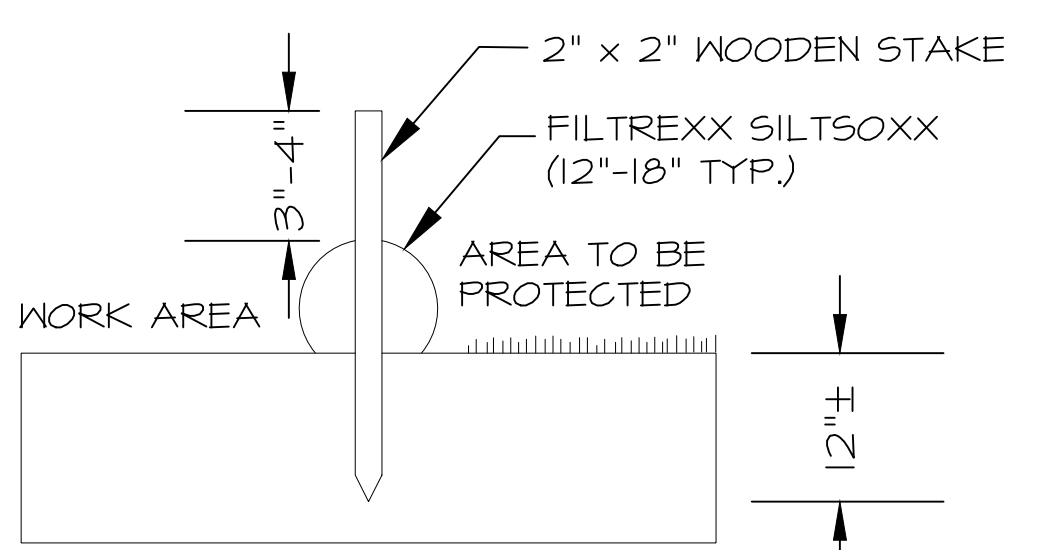
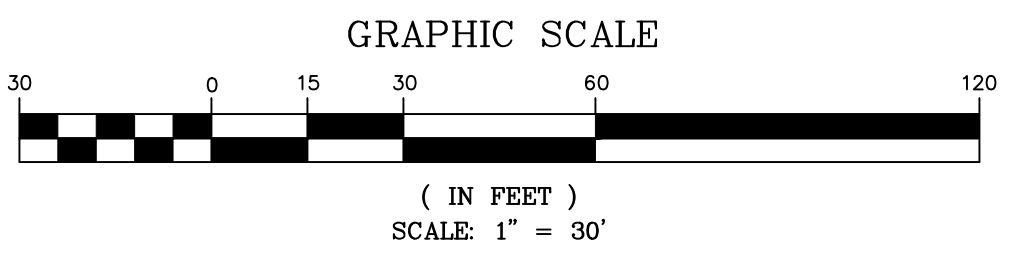
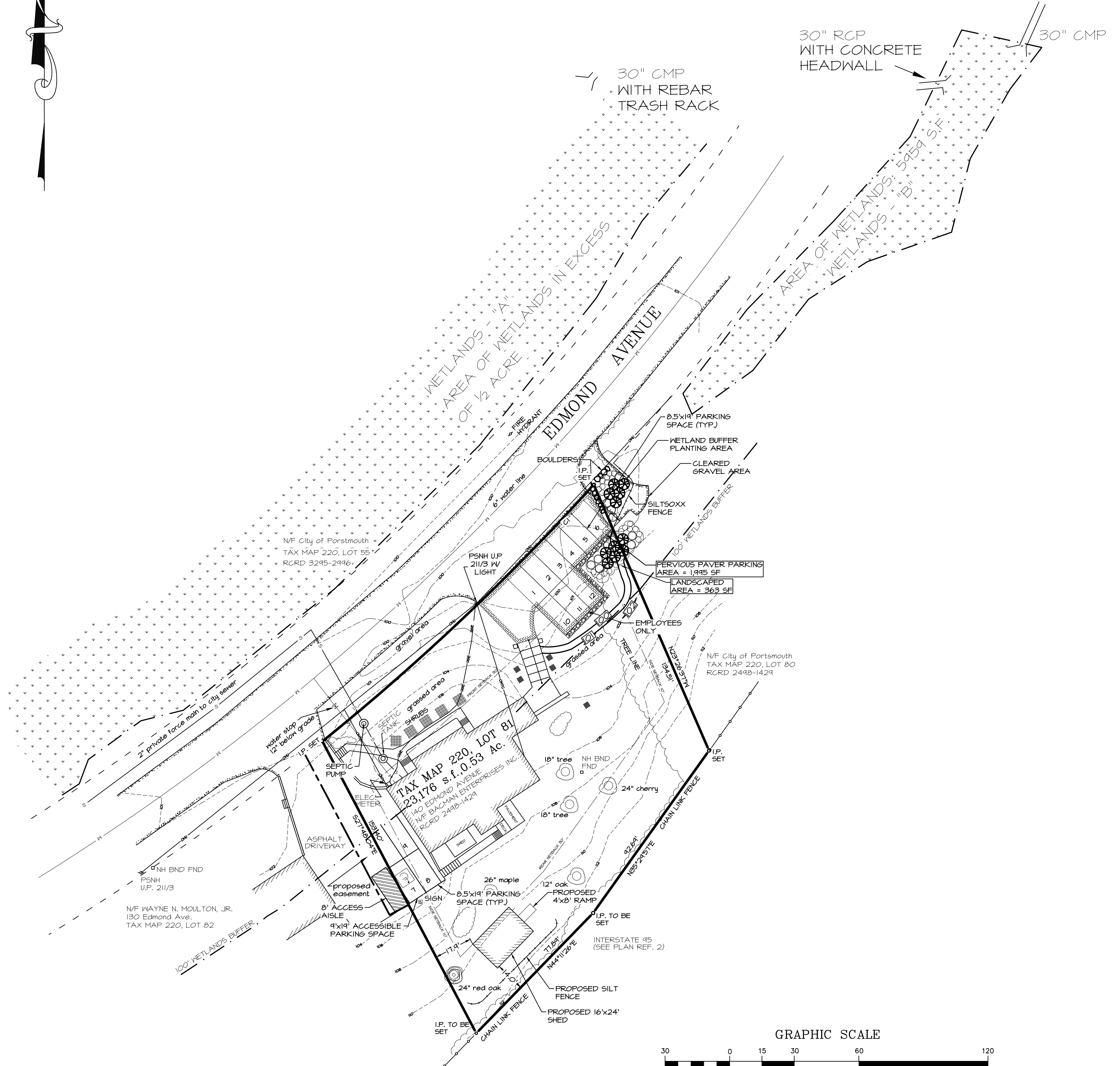
TITLE

**LANDSCAPING PLAN**

140 EDMOND AVENUE  
BACMAN ENTERPRISES INC.  
PORTSMOUTH NH, 03801  
TAX MAP 220, LOT 81

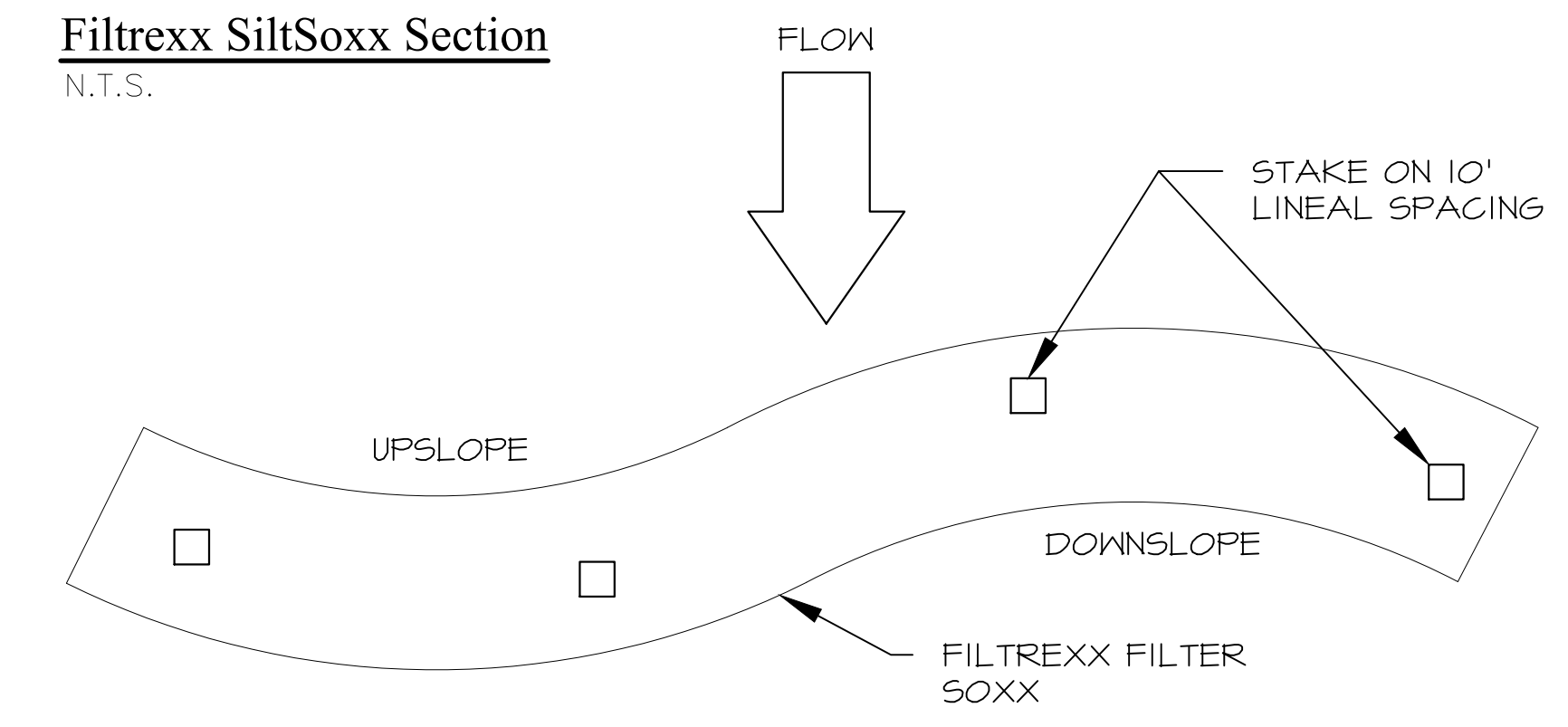
JOB NUMBER 05-030 DWG. NO. 3 OF 4 ISSUE 8



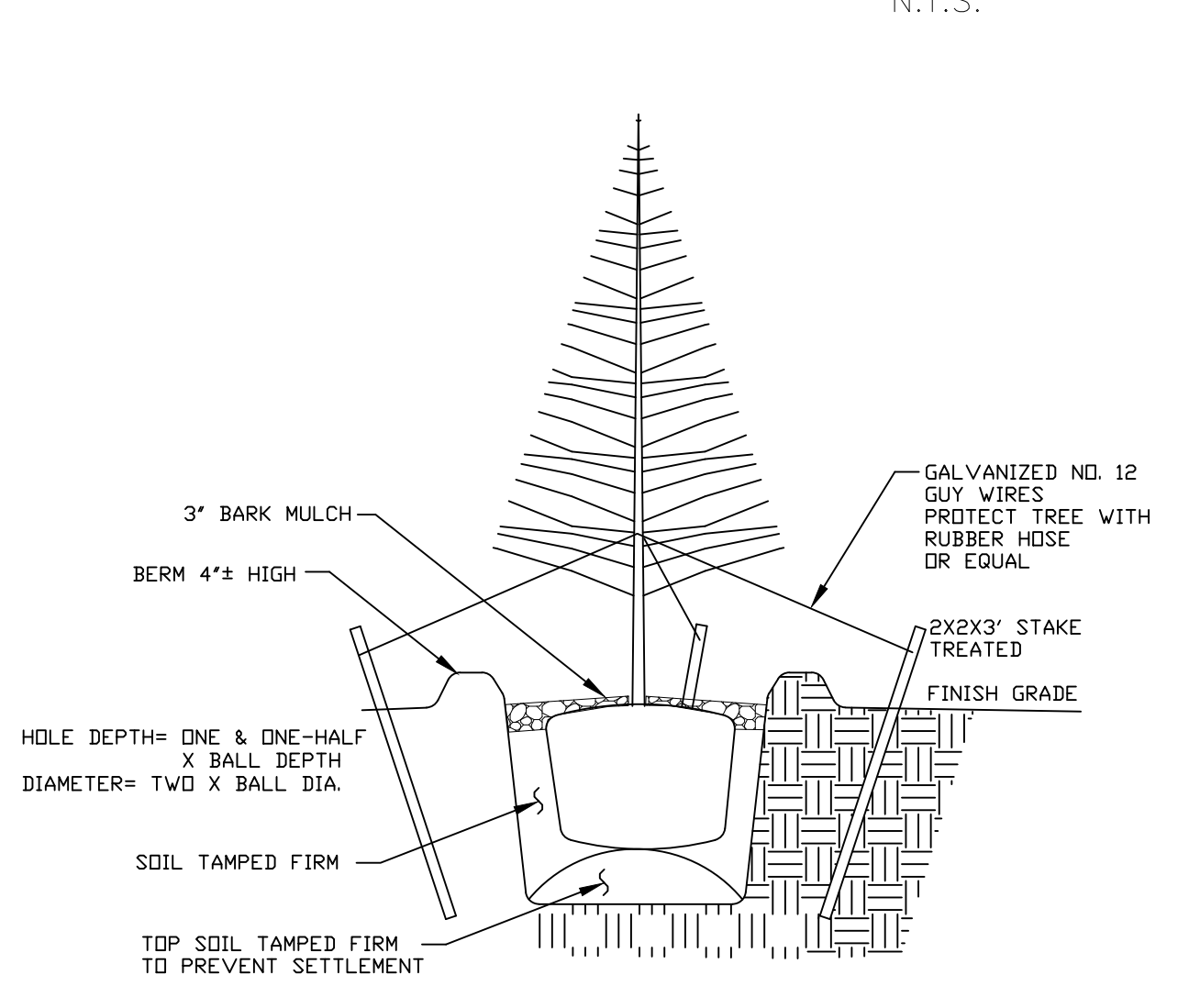


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N.T.S.

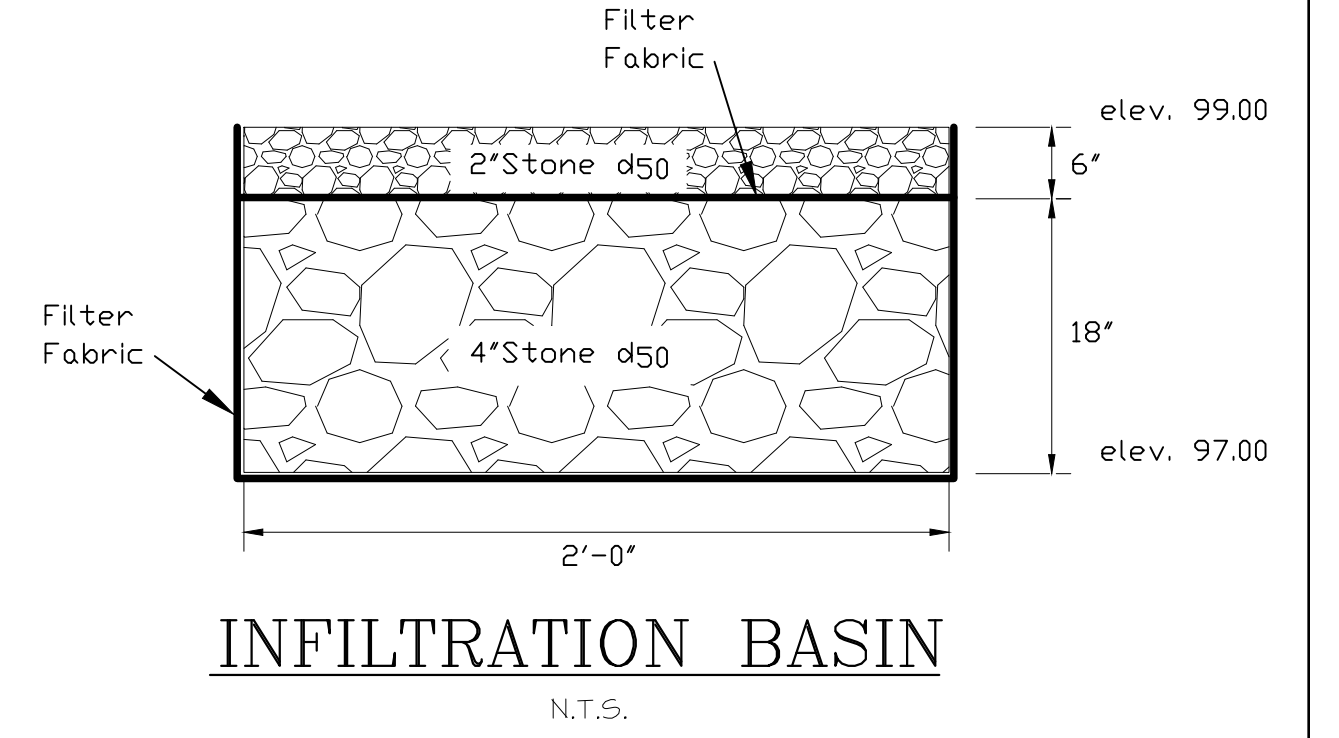
**FILTREXX SILTISOXX NOTES**  
 1) ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS  
 2) SILTISOXX COMPOST, SOIL, ROCK, SEED FILL TO MEET APPLICATION REQUIREMENTS



**Filtrexx SiltSoxx Plan View**  
N.T.S.



**TREE PLANTING DETAIL**  
N.T.S.



**INFILTRATION BASIN**  
N.T.S.

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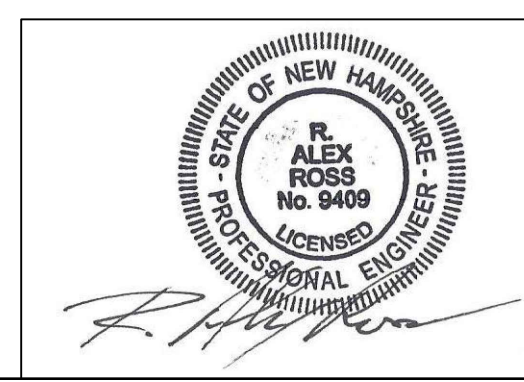
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TITLE  
**WETLANDS & DETAILS**  
 140 EDMOND AVENUE  
 BACMAN ENTERPRISES INC.  
 PORTSMOUTH NH, 03801  
 TAX MAP 220, LOT 81

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alexross@comcast.net

October 28, 2020

Portsmouth Planning Department  
1 Junkins Ave  
Portsmouth, NH 03801

**SITE PLAN REVIEW & CONDITIONAL USE PERMIT**

**RE:** Bacman Enterprises, INC  
140 Edmond Ave  
Portsmouth, NH 03801  
Tax Map 220, Lot 81

This business has been in operation for 40 years and previously received City Site Review approval. Recently the parking lot was renovated requiring Site Review, and a Conditional Use Permit for working within the wetland buffer. The improvements proposed will result in a benefit to the wetland buffer area & parking configuration. Work that was unpermitted is an improvement to the wetlands, while additional work is also proposed which will benefit wetlands. The impact area within the 100 foot buffer will be 3,442 s.f. which includes the wetland planting area on Lot 80. The pervious pavers cover an area of 1,995 s.f.

The area in question is land located in the NE corner of the lot. Runoff from this part of the lot flows east to a wetland 5,959 SF in area (labeled wetlands – “B” on Sheet 4 of the attached plan set). Prior to the work done the area was an asphalt parking lot. The unpermitted work included replacing the asphalt lot completely with Pervious Pavers which decreased the impact on the wetlands to the east. In addition to the work already done, a 2’ infiltration trench is being proposed along the south side of the pervious pavers to collect any runoff as well as snow storage and treat it before discharging to the wetlands. Landscaping in the same area is proposed as well to be done under the supervision of a certified wetland scientist.

Overall, the previous work done has improved the impact to the wetlands. The additional work proposed will further improve the impact to those wetlands and provide proper parking meeting City regulations.

Sincerely,

Alex Ross, PE, LLS



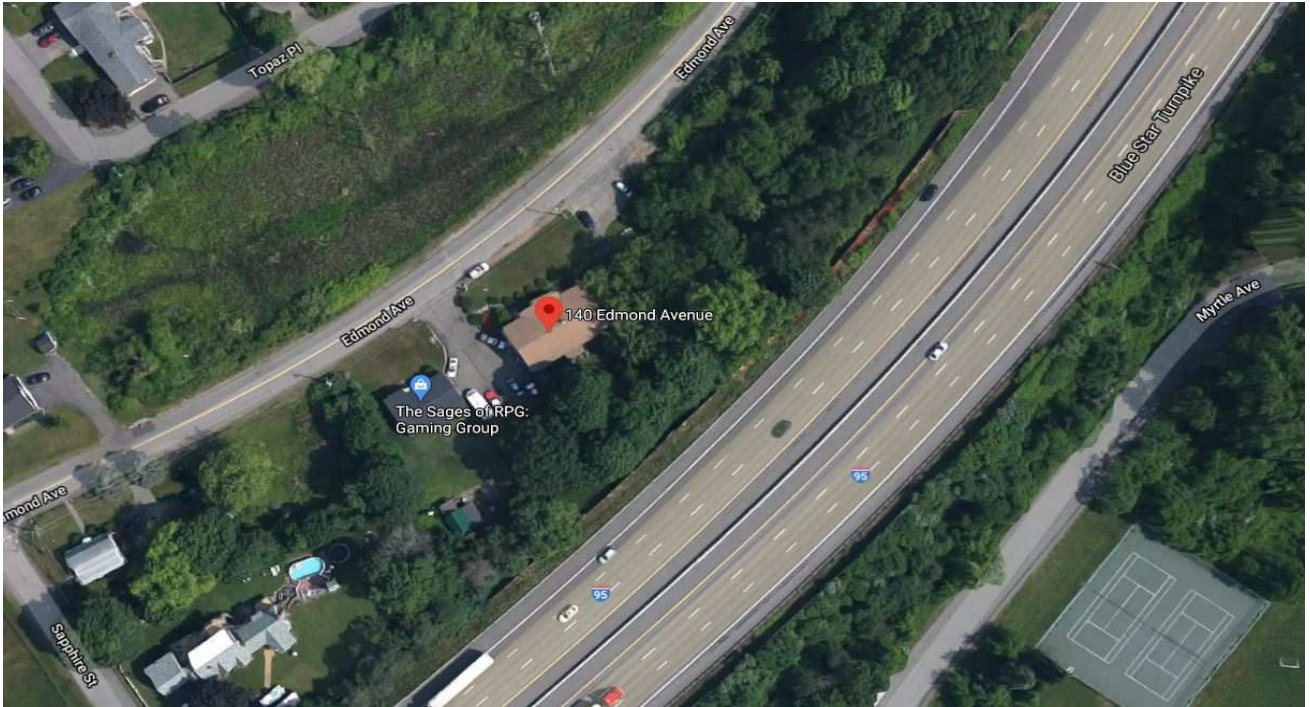




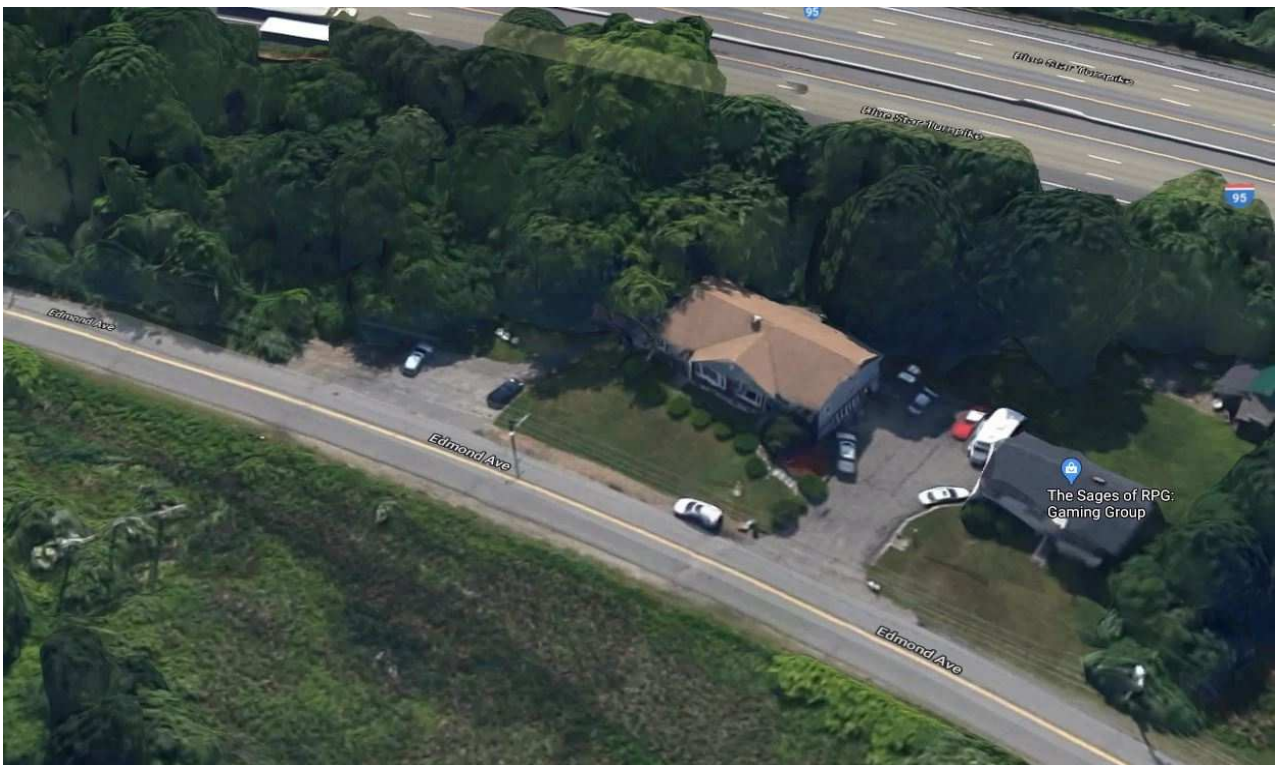
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**Aerial view. Site is located on Edmond Avenue, adjacent to Route 95.**



**Birdseye view**



**Ross Engineering, LLC**  
**Civil / Structural Engineering**

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**Portsmouth, NH 03801**

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**alexross@comcast.net**



**Photo 1: Street View**



**Photo 2: Street View**



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Civil / Structural Engineering**

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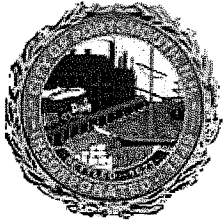


**Photo 3: On Edmond Ave looking South towards Pervious Paver parking area and structure.**



**Photo 4: Business Entrance**





# City of Portsmouth, New Hampshire

## Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

**Applicant Responsibilities (Section 2.5.2):** Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Owner/Applicant: Alex Ross Date Submitted: 10/28/30  
 Phone Number: 603-433-7560 E-mail: alexross@comcast.net  
 Site Address: 140 Edmond Ave Map: 220 Lot: 81  
 Zoning District: Single Residence B (SRB) Lot area: 23,176 sq. ft.

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Fully executed and signed Application form. (2.5.2.3)	Submitted Online	N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. (2.5.2.8)	Submitted Online	N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1A)	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1B)	N/A	N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1C)	Sheet 1, Notes 1 & 3	N/A
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1D)	Submitted Online	N/A



<b>Site Plan Review Application Required Information</b>			
<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. <b>(2.5.3.1E)</b>	Abutter's List Submitted Online	N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. <b>(2.5.3.1F)</b>	Abutter's List Submitted Online	N/A
<input checked="" type="checkbox"/>	List of reference plans. <b>(2.5.3.1G)</b>	Sheet 1	N/A
<input checked="" type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. <b>(2.5.3.1H)</b>	N/A	N/A

<b>Site Plan Specifications</b>			
<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director. Submittals shall be a minimum of 11 inches by 17 inches as specified by Planning Dept. staff. <b>(2.5.4.1A)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. <b>(2.5.4.1B)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. <b>(2.5.4.1C)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Plans shall be drawn to scale. <b>(2.5.4.1D)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Plans shall be prepared and stamped by a NH licensed civil engineer. <b>(2.5.4.1D)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist. <b>(2.5.4.1E)</b>	Sheet 4	N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. <b>(2.5.4.2A)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. <b>(2.5.4.2B)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. <b>(2.5.4.2C)</b>	Required on all plan sheets	N/A



**Site Plan Specifications**

<input checked="" type="checkbox"/>	<b>Required Items for Submittal</b>	<b>Item Location (e.g. Page/line or Plan Sheet/Note #)</b>	<b>Waiver Requested</b>
<input checked="" type="checkbox"/>	Source and date of data displayed on the plan. <b>(2.5.4.2D)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." <b>(2.5.4.2E)</b>	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: <ul style="list-style-type: none"> <li>a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds."</li> <li>b. "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."</li> </ul> <b>(2.13.3)</b>	N/A	N/A
<input checked="" type="checkbox"/>	Plan sheets showing landscaping and screening shall also include the following additional notes: <ul style="list-style-type: none"> <li>a. "The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials."</li> <li>b. "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."</li> <li>c. "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."</li> </ul> <b>(2.13.4)</b>	Sheet 3 - General Notes 1-3	N/A

**Site Plan Specifications – Required Exhibits and Data**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
	<b>1. Existing Conditions: (2.5.4.3A)</b>		
<input checked="" type="checkbox"/>	a. Surveyed plan of site showing existing natural and built features;	Sheet 1	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. Zoning boundaries;	Sheet 1	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Dimensional Regulations;	Sheet 1	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. Wetland delineation, wetland function and value assessment;	Sheet 1	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. SFHA, 100-year flood elevation line and BFE data.	Sheet 1	<input type="checkbox"/>
	<b>2. Buildings and Structures: (2.5.4.3B)</b>		
<input checked="" type="checkbox"/>	a. Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. Elevations: Height, massing, placement, materials, lighting, façade treatments;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Total Floor Area;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. Number of Usable Floors;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. Gross floor area by floor and use.	N/A	<input type="checkbox"/>
	<b>3. Access and Circulation: (2.5.4.3C)</b>		
<input checked="" type="checkbox"/>	a. Location/width of access ways within site;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. Location of curbing, right of ways, edge of pavement and sidewalks;	Sheets 1, 2 & 3	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. Location, type, size and design of traffic signing (pavement markings);	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. Names/layout of existing abutting streets;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. Driveway curb cuts for abutting prop. and public roads;	Sheet 1	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. If subdivision; Names of all roads, right of way lines and easements noted;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).	N/A	<input type="checkbox"/>
	<b>4. Parking and Loading: (2.5.4.3D)</b>		
<input checked="" type="checkbox"/>	a. Location of off street parking/loading areas, landscaped areas/buffers;	Sheet 2	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. Parking Calculations (# required and the # provided).	Sheet 2	<input type="checkbox"/>
	<b>5. Water Infrastructure: (2.5.4.3E)</b>		
<input checked="" type="checkbox"/>	a. Size, type and location of water mains, shut-offs, hydrants & Engineering data;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. Location of wells and monitoring wells (include protective radii).	N/A	<input type="checkbox"/>
	<b>6. Sewer Infrastructure: (2.5.4.3F)</b>		
<input checked="" type="checkbox"/>	a. Size, type and location of sanitary sewage facilities & Engineering data.	N/A	<input type="checkbox"/>
	<b>7. Utilities: (2.5.4.3G)</b>		
<input checked="" type="checkbox"/>	a. The size, type and location of all above & below ground utilities;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. Size type and location of generator pads, transformers and other fixtures.	N/A	<input type="checkbox"/>



**Site Plan Specifications – Required Exhibits and Data**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<b>8. Solid Waste Facilities: (2.5.4.3H)</b>		
<input checked="" type="checkbox"/>	a. The size, type and location of solid waste facilities.	N/A	<input type="checkbox"/>
	<b>9. Storm water Management: (2.5.4.3I)</b>		
<input checked="" type="checkbox"/>	a. The location, elevation and layout of all storm-water drainage.	Sheets 3 & 4	<input type="checkbox"/>
	<b>10. Outdoor Lighting: (2.5.4.3J)</b>		
<input checked="" type="checkbox"/>	a. Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and;	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. photometric plan.		
<input checked="" type="checkbox"/>	<b>11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)</b>	N/A	<input type="checkbox"/>
	<b>12. Landscaping: (2.5.4.3K)</b>		
<input checked="" type="checkbox"/>	a. Identify all undisturbed area, existing vegetation and that which is to be retained;	Sheets 1 & 3	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. Location of any irrigation system and water source.	N/A	<input type="checkbox"/>
	<b>13. Contours and Elevation: (2.5.4.3L)</b>		
<input checked="" type="checkbox"/>	a. Existing/Proposed contours (2 foot minimum) and finished grade elevations.	Sheet 2	<input type="checkbox"/>
	<b>14. Open Space: (2.5.4.3M)</b>		
<input checked="" type="checkbox"/>	a. Type, extent and location of all existing/proposed open space.	Sheet 2	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<b>15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)</b>	Sheet 1	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<b>16. Location of snow storage areas and/or off-site snow removal. (2.5.4.3O)</b>	Sheet 3	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<b>17. Character/Civic District (All following information shall be included): (2.5.4.3Q)</b>	N/A	<input type="checkbox"/>
	a. Applicable Building Height (10.5A21.20 & 10.5A43.30);		
	b. Applicable Special Requirements (10.5A21.30);		
	c. Proposed building form/type (10.5A43);		
	d. Proposed community space (10.5A46).		

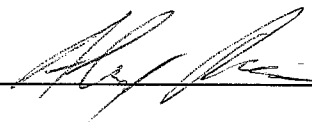


Other Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. <i>(Four (4) hardcopies of the full study/report and Six (6) summaries to be submitted with the Site Plan Application) (3.2.1-2)</i>	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. <b>(7.1)</b>	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. <b>(7.3.1)</b>	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Indicate where measures to minimize impervious surfaces have been implemented. <b>(7.4.3)</b>	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Calculation of the maximum effective impervious surface as a percentage of the site. <b>(7.4.3.2)</b>	Sheet 2	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Stormwater Management and Erosion Control Plan. <i>(Four (4) hardcopies of the full plan/report and Six (6) summaries to be submitted with the Site Plan Application) (7.4.4.1)</i>	Sheet 4	<input type="checkbox"/>

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> <li>a. Waivers;</li> <li>b. Driveway permits;</li> <li>c. Special exceptions;</li> <li>d. Variances granted;</li> <li>e. Easements;</li> <li>f. Licenses.</li> </ul> <b>(2.5.3.2A)</b>	ZBA Approvals dated July 23, 2019 Submitted Online	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> <li>a. Calculations relating to stormwater runoff;</li> <li>b. Information on composition and quantity of water demand and wastewater generated;</li> <li>c. Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls;</li> <li>d. Estimates of traffic generation and counts pre- and post-construction;</li> <li>e. Estimates of noise generation;</li> <li>f. A Stormwater Management and Erosion Control Plan;</li> <li>g. Endangered species and archaeological / historical studies;</li> <li>h. Wetland and water body (coastal and inland) delineations;</li> <li>i. Environmental impact studies.</li> </ul> <b>(2.5.3.2B)</b>	Wetland Delineation - Sheet 4	<input type="checkbox"/>

**Final Site Plan Approval Required Information**

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. <b>(2.5.3.2D)</b>	N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. <b>(2.5.3.2E)</b>	N/A	<input type="checkbox"/>

Applicant's Signature:  Date: 10/29/20