

Ross Engineering
Civil/Structural Engineering & Surveying

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

June 24, 2020

Portsmouth Planning Department
1 Junkins Ave
Portsmouth, NH 03801

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

Owner: Bacman Enterprises, INC
140 Edmond Ave
Portsmouth, NH 03801

This business has been in operation for 40 years. The improvements will result in a benefit to the wetland buffer area & parking arrangement. This proposal is for an after the fact Wetland Conditional Use Permit for work done within the 100' wetland buffer. Work that was unpermitted is an improvement to the wetlands, while additional work is also proposed which will benefit wetlands.

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.

Sincerely,

Alex Ross

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

**909 Islington Street
Portsmouth, NH 03801**

**603-433-7560
alexross@comcast.net**

**140 Edmond Avenue
Project Description**

June 22, 2020

This location has been operating for decades as a Chiropractors office with a residence. No expansion is proposed for the business or the residence. Previously this site was granted City approval for improvements that included a much larger parking area, and a large retaining wall. The improvements that are currently proposed allow for a much smaller parking area with much less site alteration and disturbance. The necessary Board of Adjustment approvals were granted for this project at the July 2019 meeting.

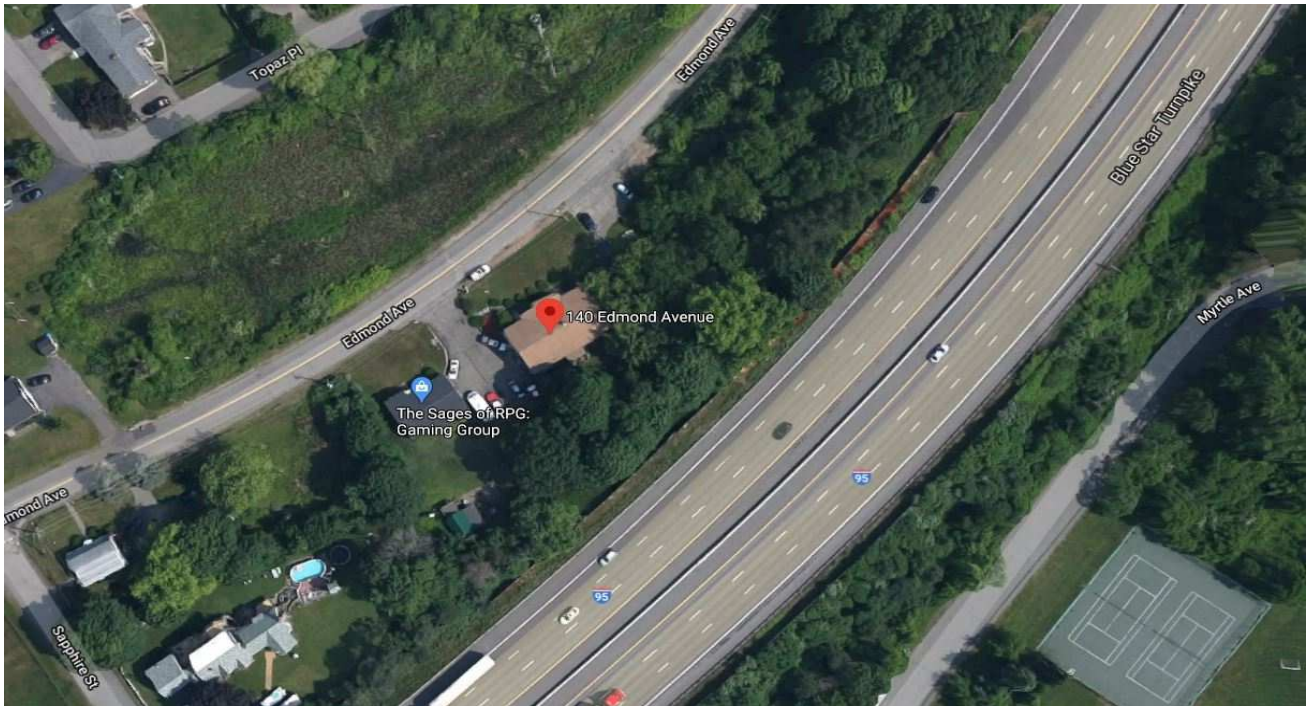
Sincerely,

Alex Ross, P.E.
Ross Engineering
909 Islington St. Suite 6
Portsmouth, NH, 03801

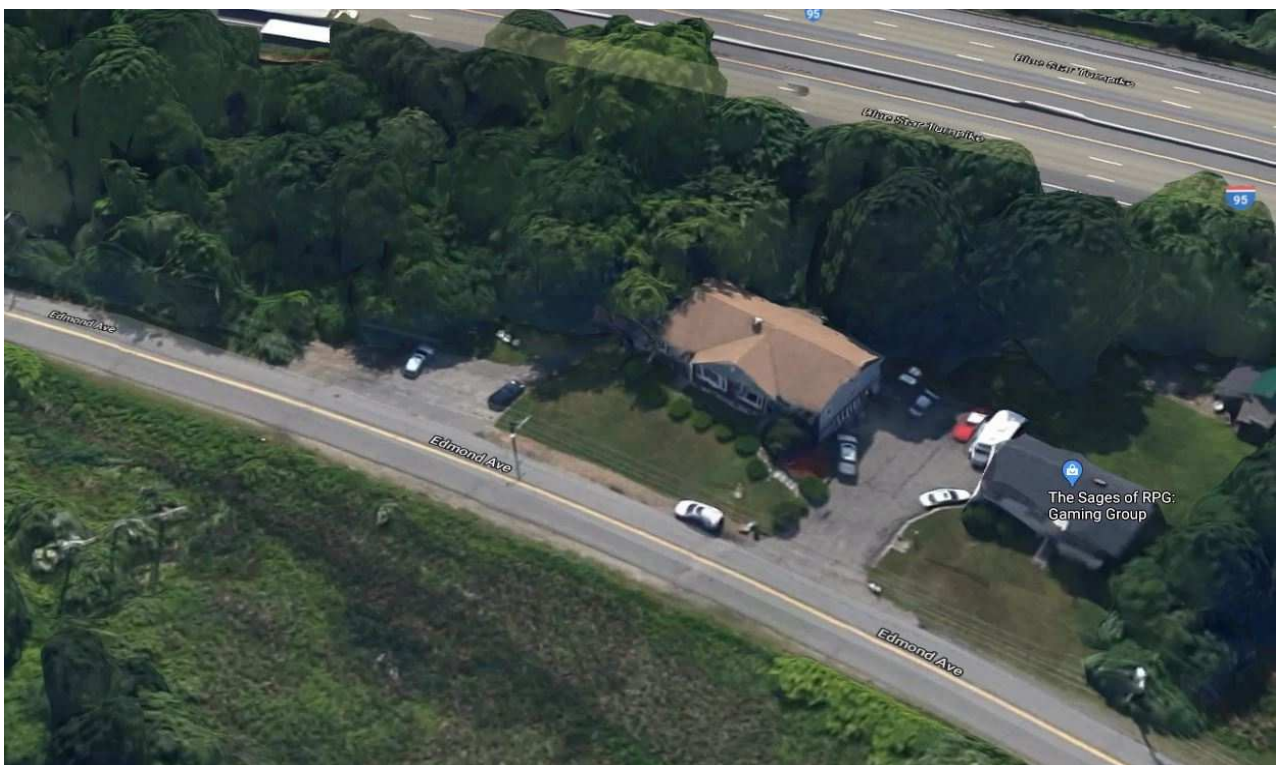
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Aerial view. Site is located on Edmond Avenue, adjacent to Route 95.



Birdseye view

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Photo 1: Street View



Photo 2: Street View

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



Photo 4: Business Entrance

Site Plan Review Drawings

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

PREPARED BY:

ROSS ENGINEERING, LLC

Civil/Structural Engineering
& Surveying

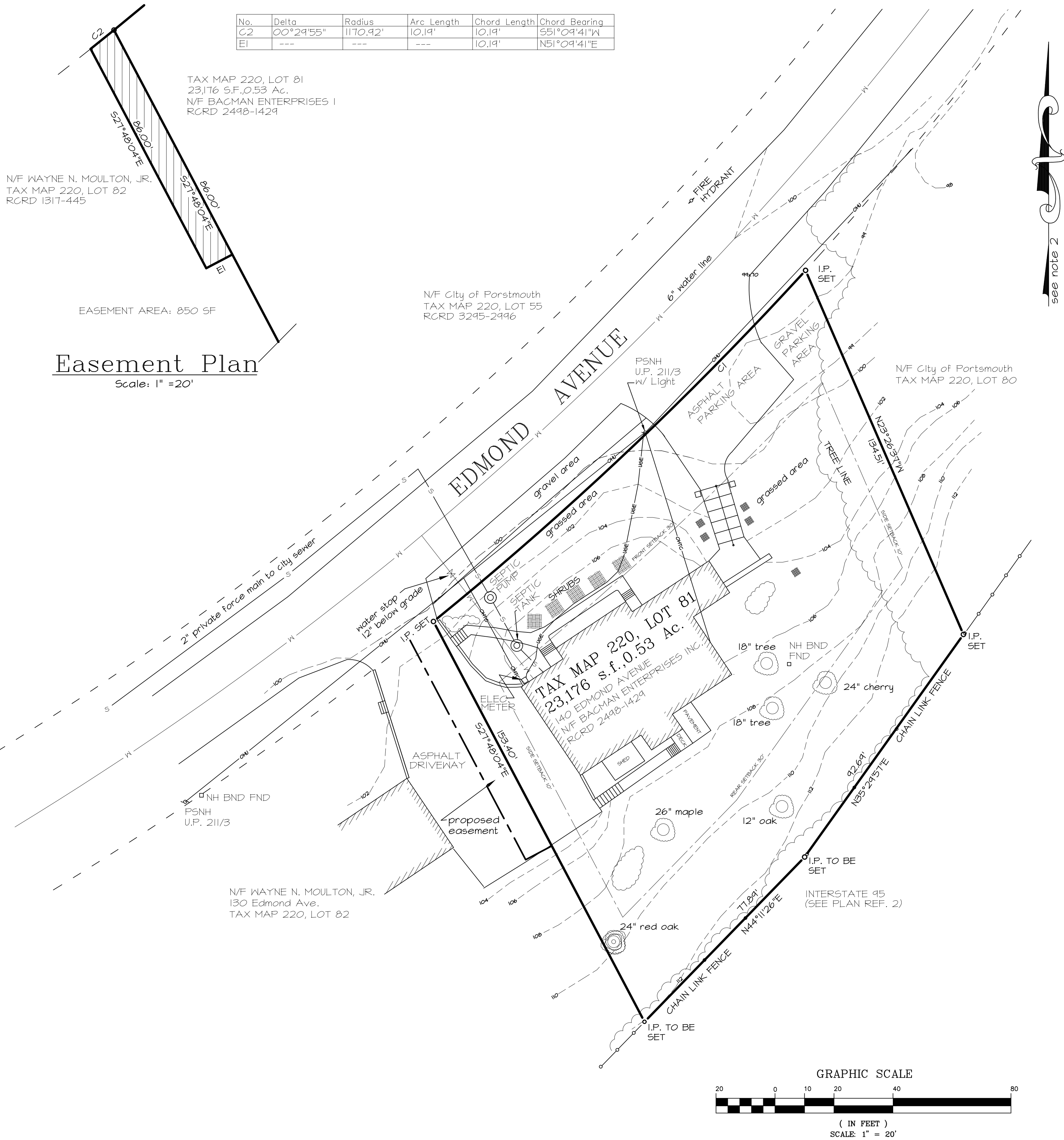
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Portsmouth, NH 03801
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LIST OF PROJECT PLANS:

SITE PLAN SET

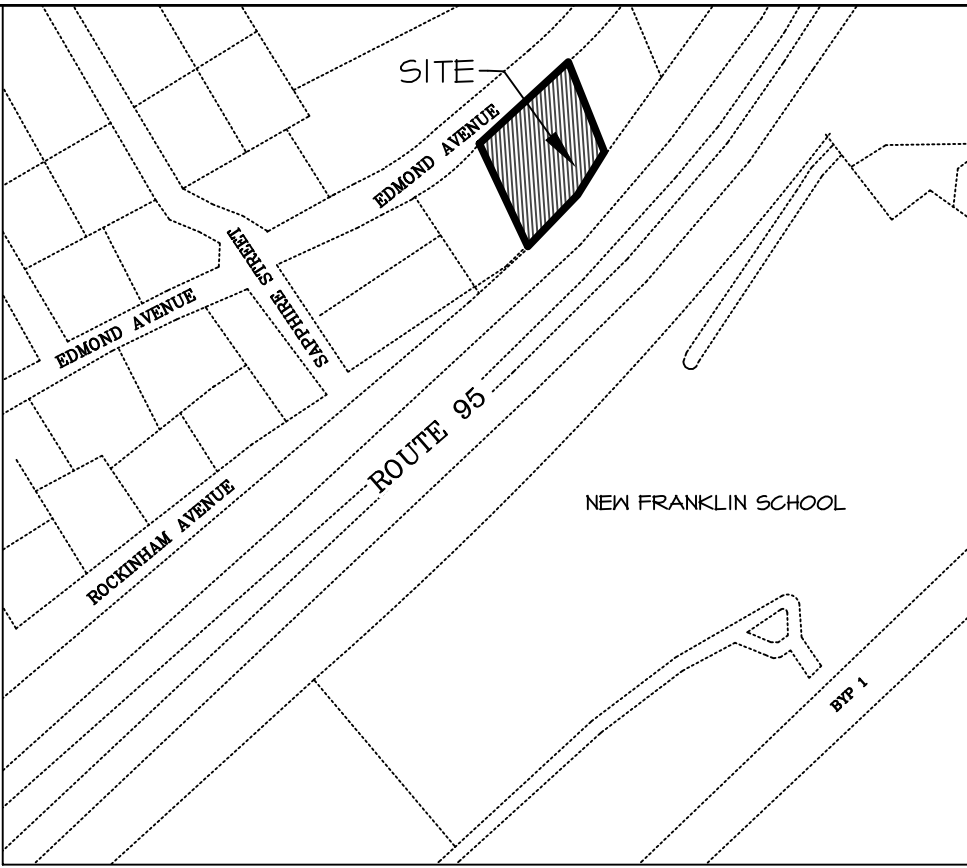
- 1 - Existing Conditions
- 2 - Site Plan
- 3 - Landscape Plan
- 4 - Wetlands and Details

June 22, 2020



NOTES

- 1) 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
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) 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%
- 4) 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.



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

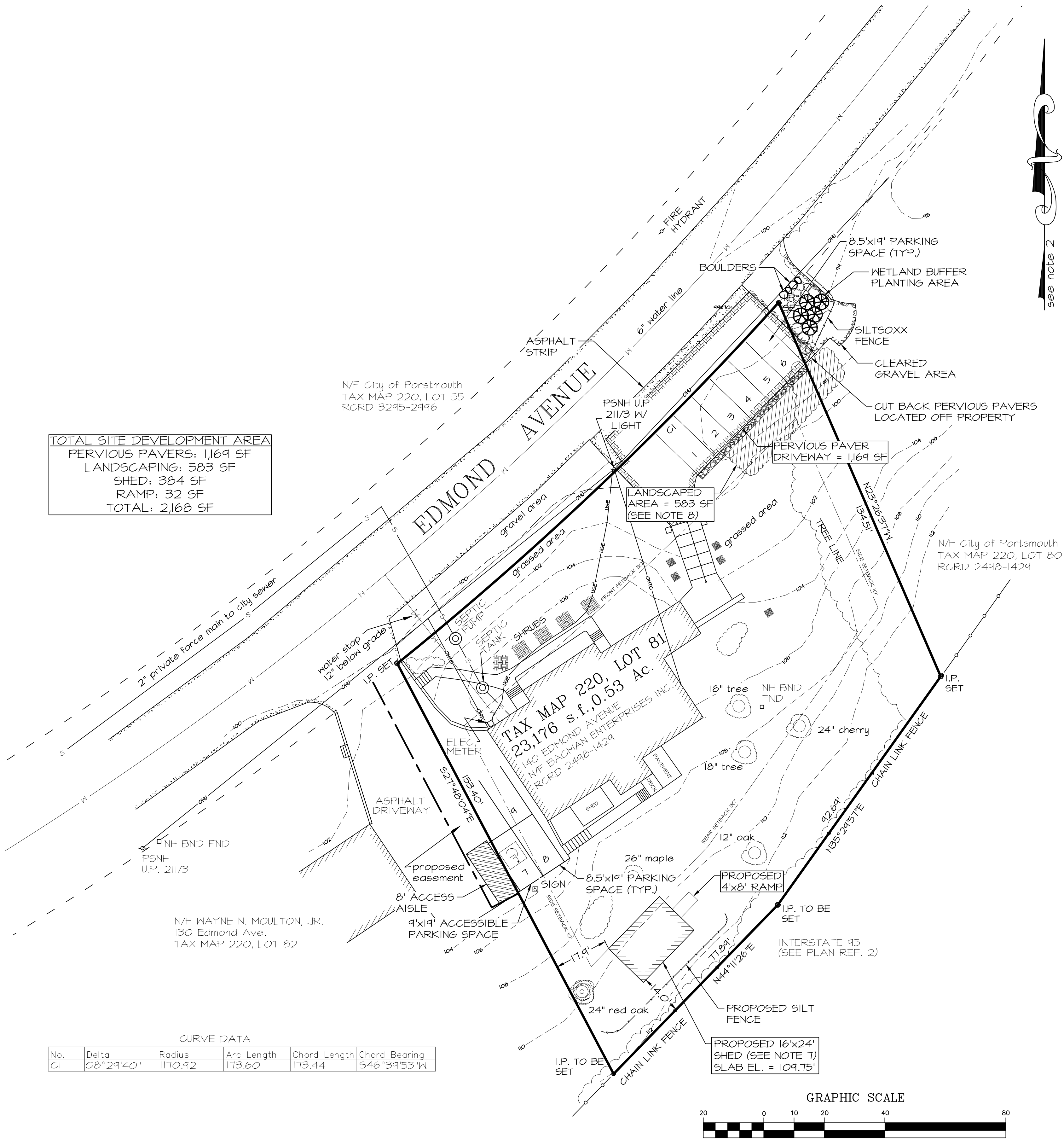
- 1) "CONSOLIDATION PLAN OF LAND FOR BACMAN ENTERPRISES, INC 140-142 EDMUND AVENUE COUNTY OF ROCKINGHAM PORTSMOUTH NH", BY RICHARD P. MILLETE & ASSOCIATES. DATED AUGUST 2, 1989. RCRD C-19642
- 2) "HIGHWAY LAYOUT PLAN, PLAN OF PORTSMOUTH" 1-95-1 (9) 14 P-5875-A: SHEETS 12 & 13", BY NEW HAMPSHIRE DEPARTMENT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

3	6/22/20	TAC	
2	6/25/19	ZBA SUBMITTAL	
1	10/18/18	PRELIMINARY	
ISS.	DATE	DESCRIPTION OF ISSUE	
SCALE	1" = 20'		
CHECKED	A.ROSS		
DRAWN	D.D.D.		
CHECKED			
ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT DR. PAUL BACON 140 EDMOND AVE PORTSMOUTH, NH 03801			
TITLE EXISTING CONDITIONS			
BACMAN ENTERPRISES INC. PORTSMOUTH NH, 03801 TAX MAP 220, LOT 81			
JOB NUMBER	DWG. NO.	ISSUE	
05-030	1 OF 4	3	

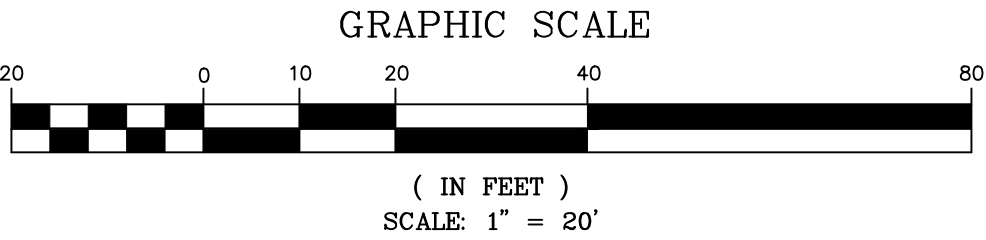
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- 5) COVERAGES
BUILDING COVERAGE
EXISTING BUILDING COVERAGE
HOUSE.....2628 SF
SHED.....180 SF
EXISTING STRUCTURE.....2808 SF
BUILDING COVERAGE 2808 /23176 = 12.1%
- PROPOSED BUILDING COVERAGE
HOUSE.....2628 SF
SHED.....564 SF
EXISTING STRUCTURE.....3192 SF
BUILDING COVERAGE 3192 /23176 = 13.8%
- OPEN SPACE
EXISTING OPEN SPACE
BUILDING COVERAGE.....2808 SF
CONCRETE WALKWAYS.....506 SF
CONCRETE STAIRWAYS.....394 SF
ASPHALT.....2315 SF
GRAVEL PARKING.....514 SF
TOTAL LOT COVERAGE.....6537 SF
OPEN SPACE 23176 - 6537 = 16639 SF
OPEN SPACE 16639 / 23176 = 71.8%
- PROPOSED OPEN SPACE
BUILDING COVERAGE.....3192 SF
CONCRETE WALKWAYS.....506 SF
CONCRETE STAIRWAYS.....394 SF
ASPHALT.....1200 SF
RAMP.....32 SF
TOTAL LOT COVERAGE.....5324 SF
OPEN SPACE 23176 - 5324 = 17852 SF
OPEN SPACE 17852 / 23176 = 77.0%
- 6) PARKING SPACES:
2300+/- S.F. MEDICAL SPACE - 1/250 S.F....10 SPACES
2 APARTMENTS - 1.5/DWELLING.....3 SPACES
TOTAL REQUIRED SPACES.....13 SPACES
PROVIDED SPACES.....9 SPACES
- HANDICAP SPACE REQUIREMENT: 1 PER 25...1 SPACE
- 7) 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'.
- 8) LANDSCAPING WORK TO BE DONE UNDER DIRECT SUPERVISION OF SOIL SCIENTIST TO ESTABLISH PLANTINGS AND EROSION CONTROL USING APPROPRIATE METHODS.
- 9) 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 10.1113.20 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 10.1114.32 TO ALLOW VEHICLES TO ENTER OR LEAVE A PARKING AREA BY BACKING OUT, INTO OR FROM PUBLIC STREET OR WAY.

TOTAL SITE DEVELOPMENT AREA
PERVIOUS PAVERS: 1,169 SF
LANDSCAPING: 583 SF
SHED: 384 SF
RAMP: 32 SF
TOTAL: 2,168 SF



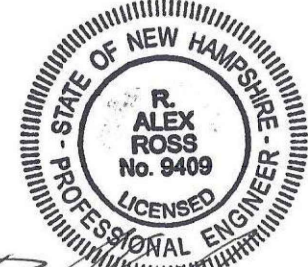
CURVE DATA				
No.	Delta	Radius	Arc Length	Chord Length
1	08°29'40"	1170.92	173.60	173.44



CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON

DATE



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& Surveying
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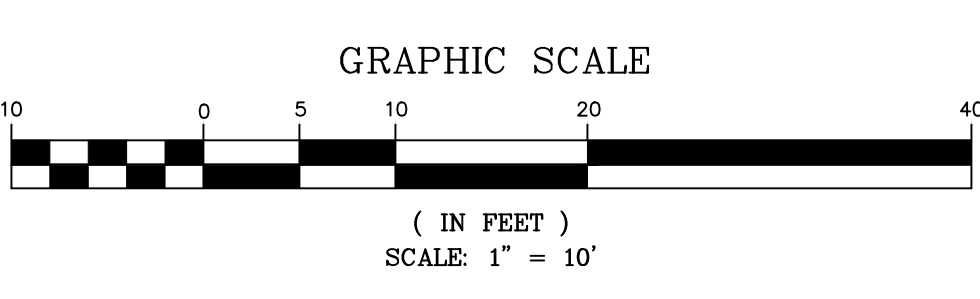
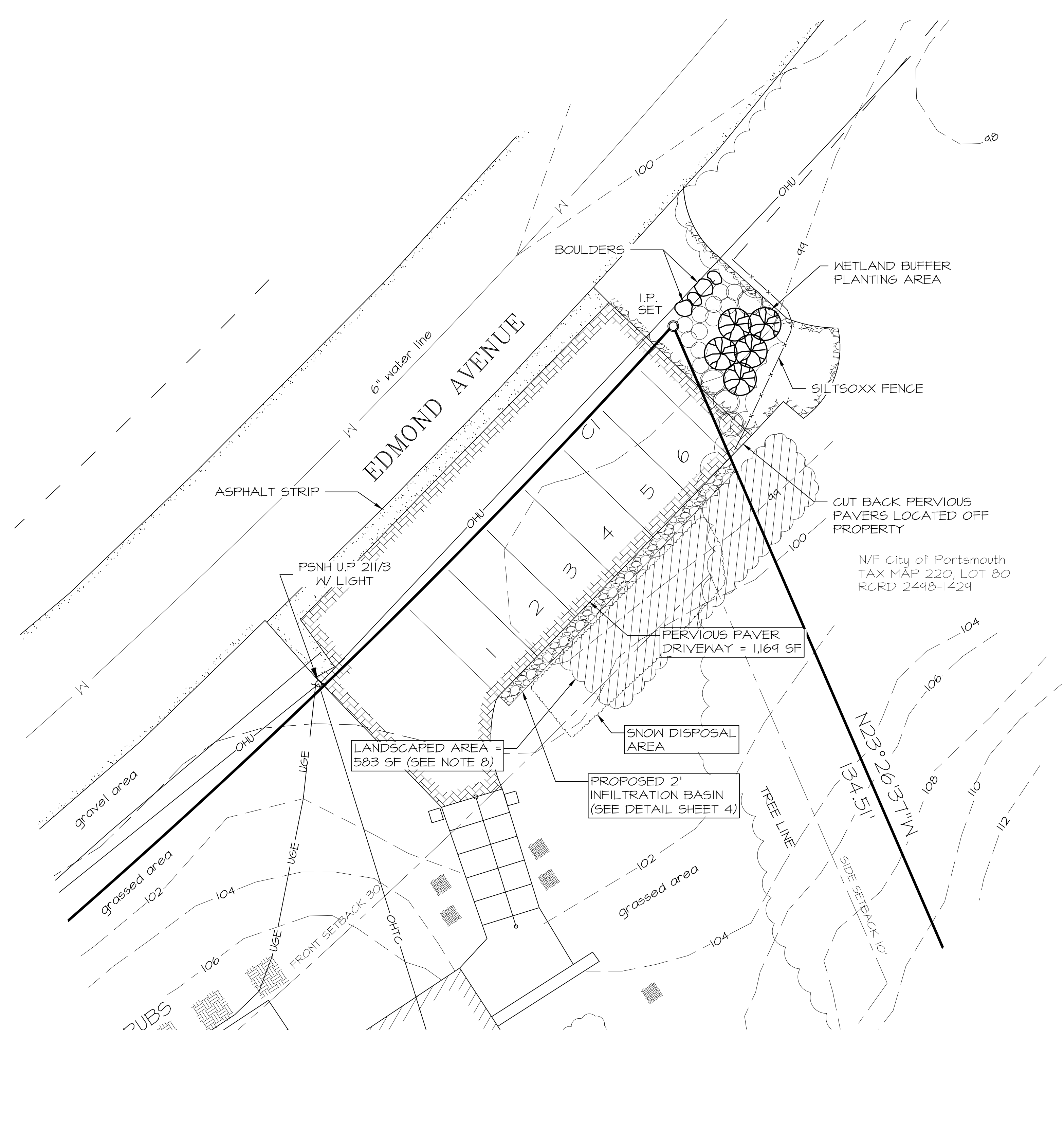
CLIENT
DR. PAUL BACON
140 EDMOND AVE
PORTSMOUTH, NH 03801

TITLE

SITE PLAN

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

JOB NUMBER	DWG. NO.	ISSUE
05-030	2 OF 4	3



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 RESEED.
- 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 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

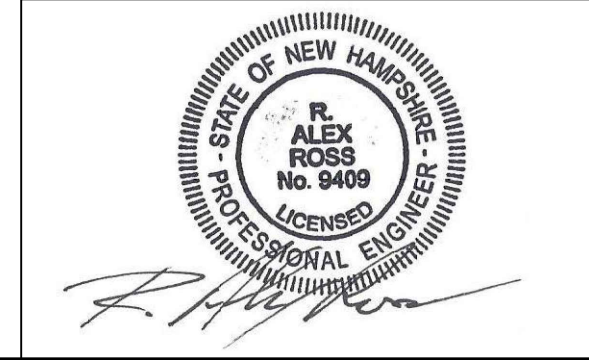
- 1) THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF ALL REQUIRED SCREENING AND LANDSCAPE MATERIALS.
- 2) ALL REQUIRED PLANT MATERIALS SHALL BE TENDED AND MAINTAINED IN A HEALTHY GROWING CONDITION, REPLACED WHEN NECESSARY, AND KEPT 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.

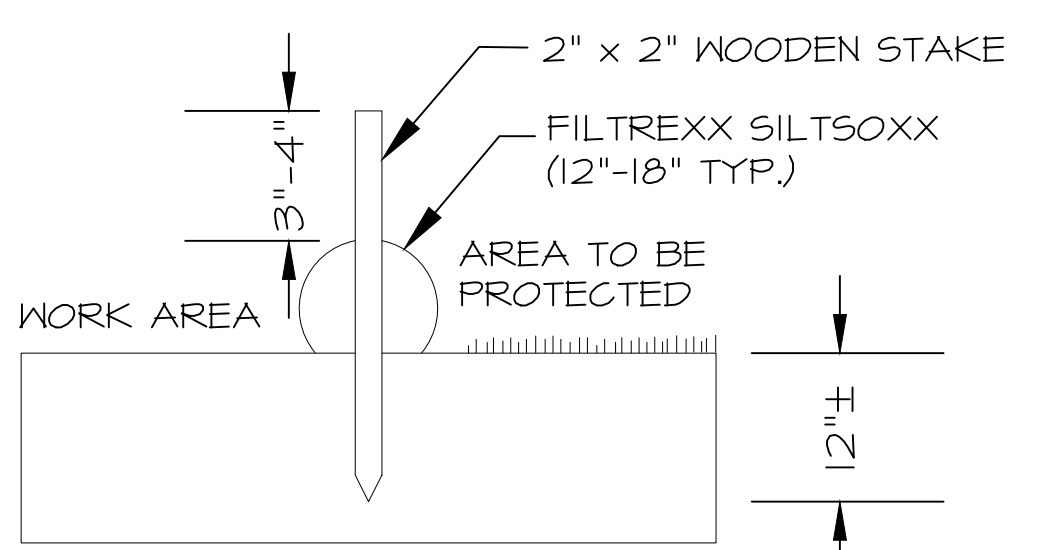
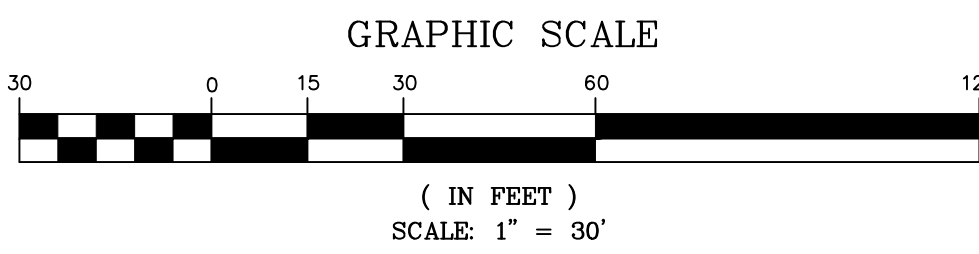
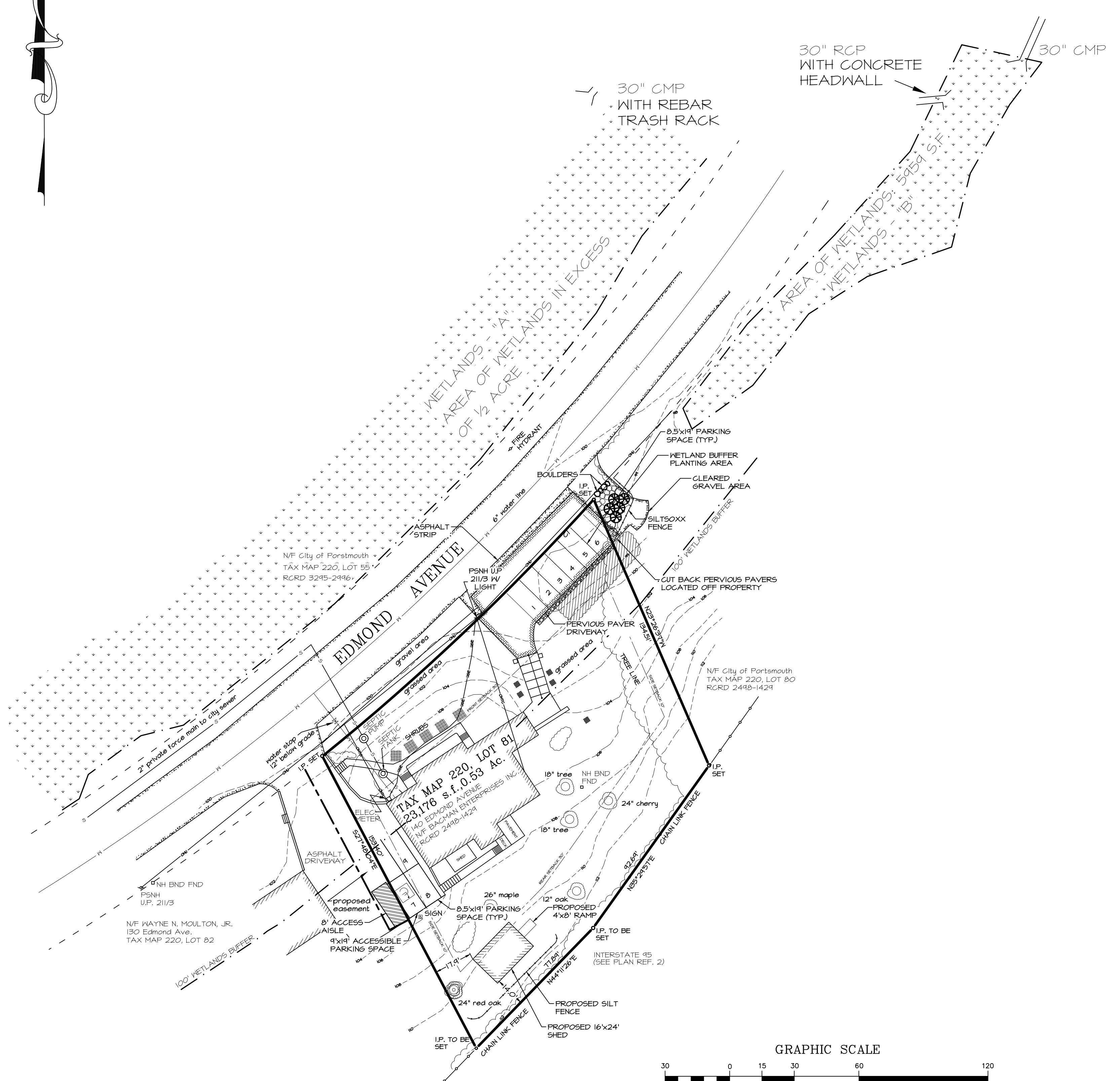
LEGEND

- BOULDER-300 LB. MINIMUM
- FENCE LINE
- WATER LINE
- SEWER LINE
- EXISTING TREE LINE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW
- OVERHEAD TELEPHONE & CABLE
- UNDERGROUND ELECTRIC

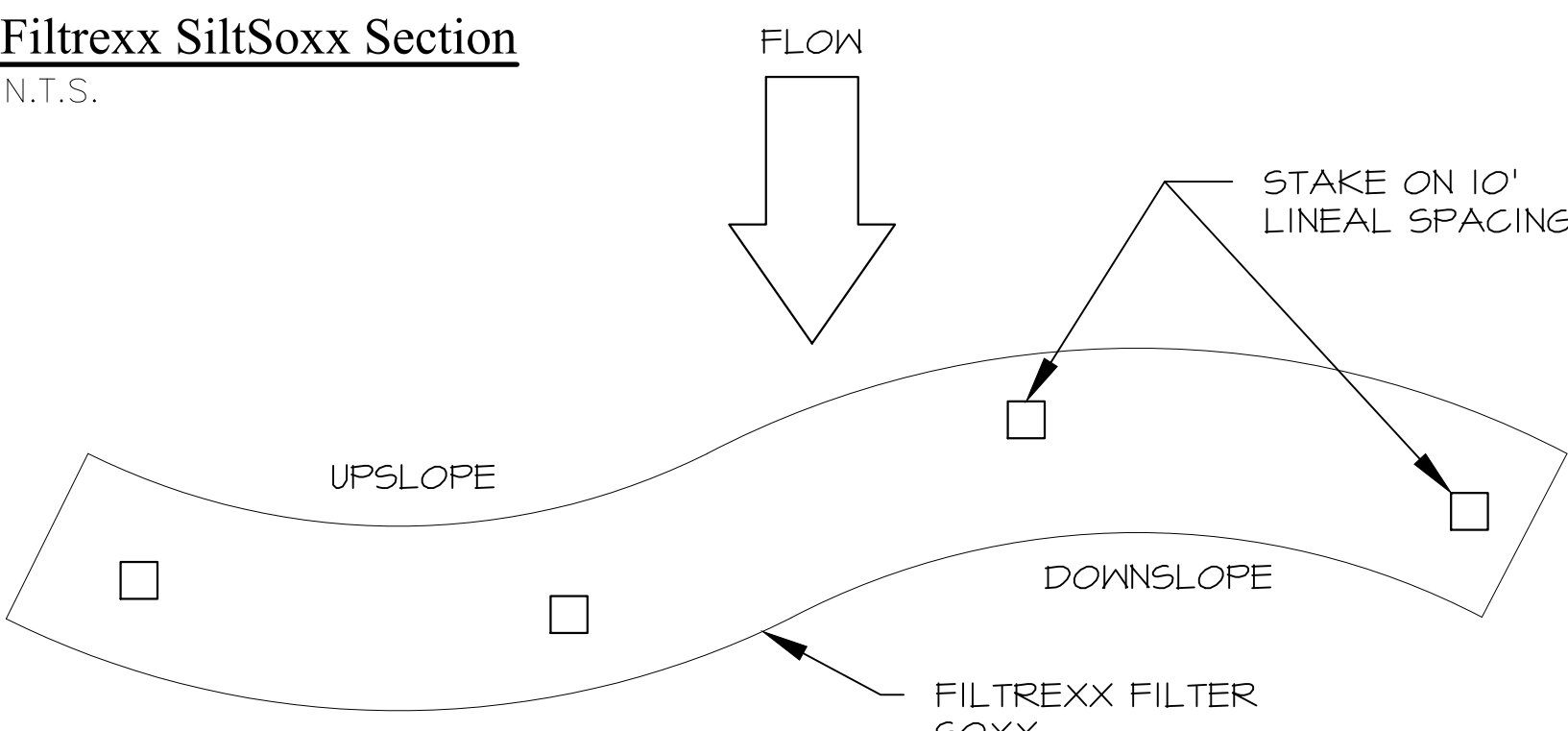
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05-030	3 OF 4	3	

CITY OF PORTSMOUTH PLANNING BOARD	
CHAIRPERSON	DATE

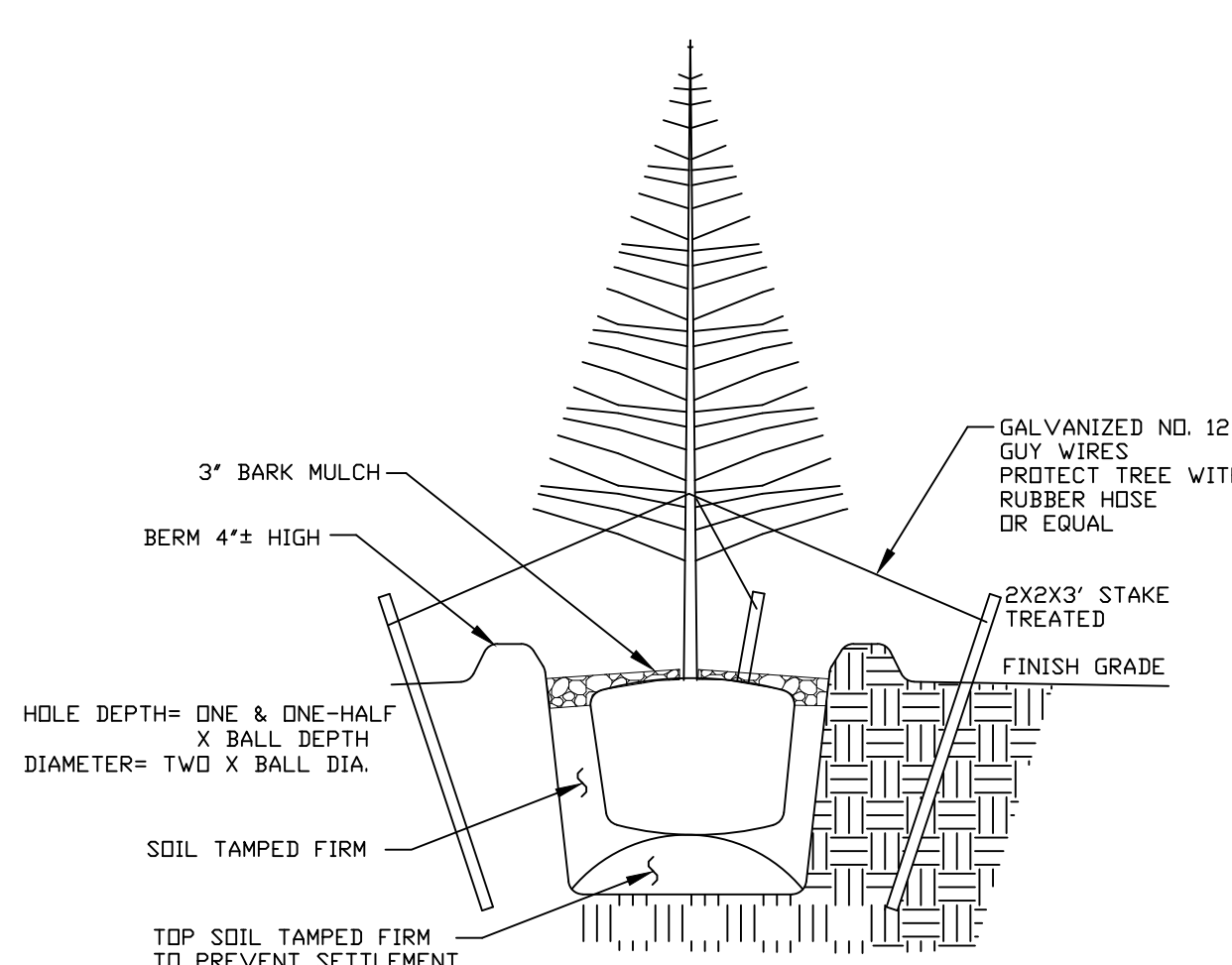




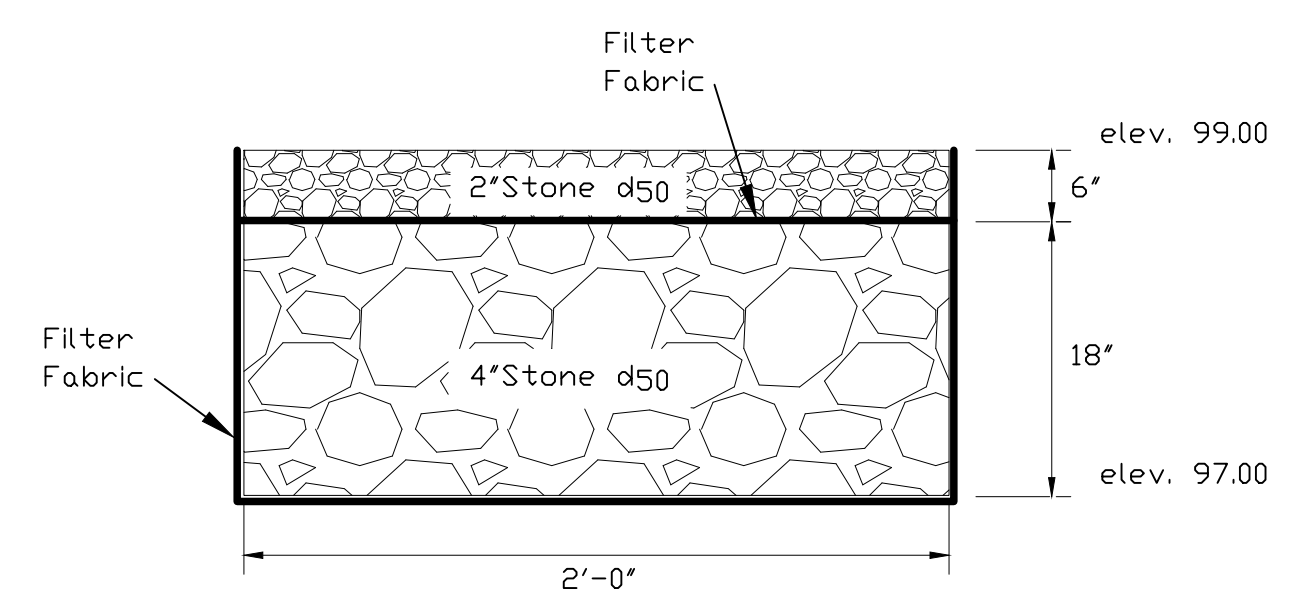
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N.T.S.



Filtrexx SiltSoxx Plan View
N.T.S.



TREE PLANTING DETAIL
N.T.S.



INFILTRATION BASIN
N.T.S.

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TITLE

WETLANDS & DETAILS

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

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