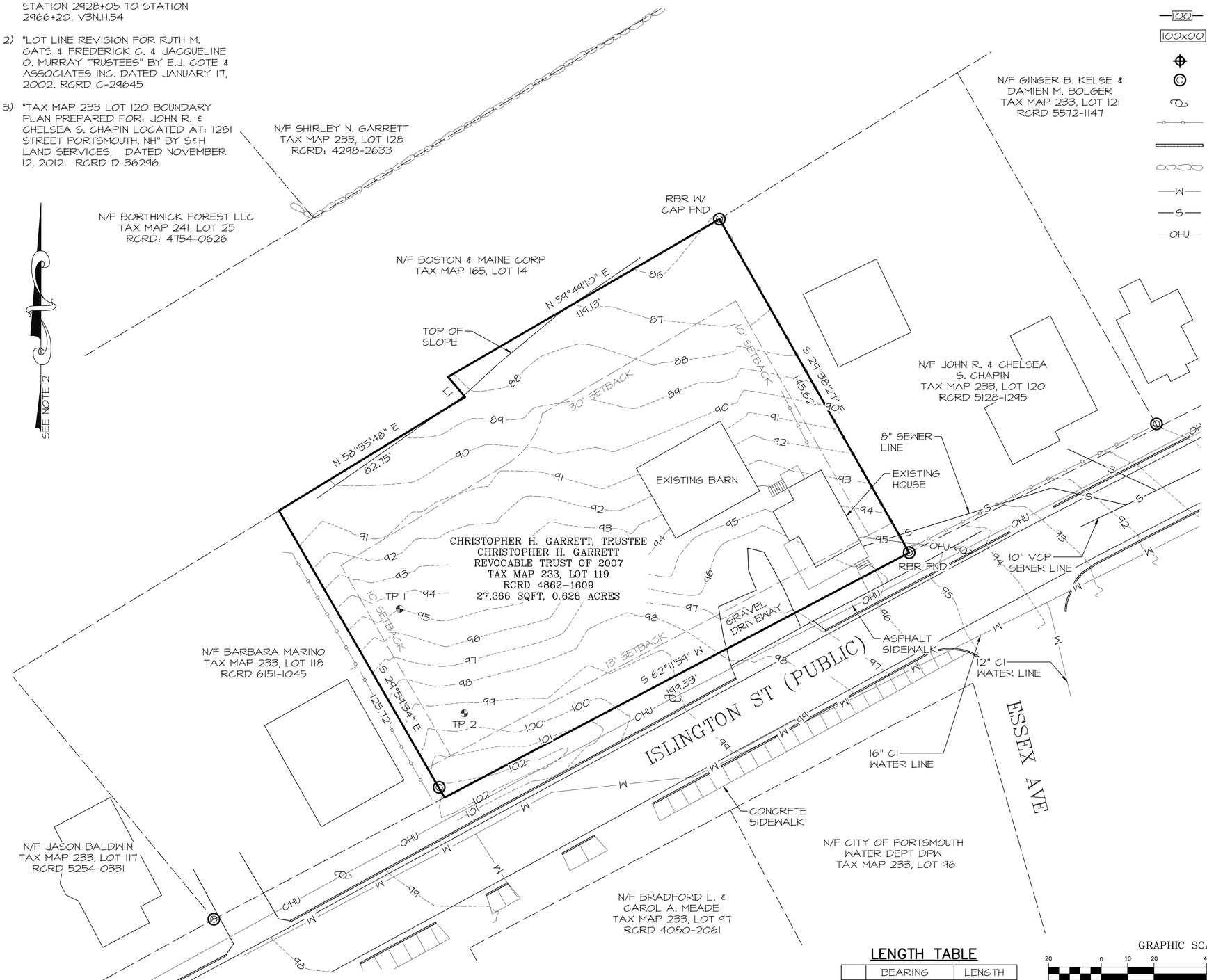
REFERENCE PLANS

1) "RIGHT-OF-WAY AND TRACK MAP - BOSTON AND MAINE RAILROAD STATION 2928+05 TO STATION 2966+20. V3N.H.54

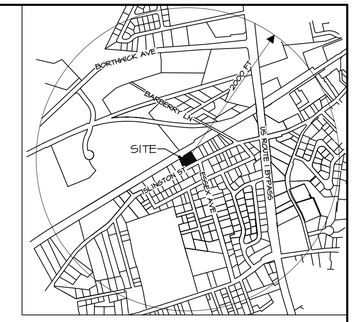
2) "LOT LINE REVISION FOR RUTH M. GATS & FREDERICK C. & JACQUELINE O. MURRAY TRUSTEES" BY E.J. COTE & ASSOCIATES INC. DATED JANUARY 17, 2002. RCRD C-29645

3) "TAX MAP 233 LOT 120 BOUNDARY PLAN PREPARED FOR: JOHN R. & CHELSEA S. CHAPIN LOCATED AT: 1281 STREET PORTSMOUTH, NH" BY S&H LAND SERVICES, DATED NOVEMBER 12, 2012. RCRD D-36296



LEGEND

- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- 100x00 — SPOT ELEVATION
- MONUMENT TO BE SET
- MONUMENT FOUND
- UTILITY POLE
- FENCE
- VERTICAL GRANITE CURB
- STONE WALL
- W — WATER LINE
- S — SEWER LINE
- OHU — OVERHEAD UTILITY LINE



LOCUS PLAN
SCALE 1"=1000'

NOTES

1) OWNER OF RECORD:
CHRISTOPHER H. GARRETT, TRUSTEE
CHRISTOPHER H. GARRETT REV. TRUST OF 2007
TAX MAP 233, LOT 119
11 BARBERRY LN
PORTSMOUTH, NH 03801
RCRD: 4862-1609
AREA: 27,366 SF, 0.63 ACRES

2) BASIS OF BEARING HELD FROM PLAN REFERENCE #3.

3) PARCEL IS IN SINGLE RESIDENCE ZONE B (SRB):

MINIMUM LOT AREA	15,000 SF
MIN. LOT AREA PER DWELLING UNIT	15,000 SF
MINIMUM FRONTAGE	100 FT
MINIMUM DEPTH	100FT
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%

*AS PER PORTSMOUTH ZONING ORDINANCE, 10.516.10 WHEN EXISTING PRINCIPAL BUILDINGS ON THE SAME SIDE OF THE STREET WITHIN 200 FEET OF A LOT ARE LOCATED CLOSER TO THE STREET THAN THE MINIMUM REQUIRED FRONT YARD, THEN THE REQUIRED FRONT YARD SHALL BE THE AVERAGE OF THE EXISTING ALIGNMENTS OF ALL PRINCIPAL BUILDINGS.

LOT 117 - BUILDING 10.6' FROM ROAD
LOT 118 - BUILDING 12.0' FROM ROAD
LOT 120 - BUILDING 16.1' FROM ROAD
LOT 121 - BUILDING 13.4 FROM ROAD

10.6 + 12.0 + 16.1 + 13.4 = 52.1' / 4 = 13.0'
LOT 119 FRONT SETBACK = 13'

4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

LENGTH TABLE

	BEARING	LENGTH
L1	N 40°14'51" W	10.00'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
SCALE: 1" = 20'

ISS.	DATE	DESCRIPTION OF ISSUE
4	7/19/2022	TAC SUBMITTAL
3	7/5/2022	TAC SUBMITTAL
2	2/21/2022	ZBA SUBMITTAL
1	1/3/2022	ZBA SUBMITTAL

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
LESLIE & CHRIS GARRETT
1299 ISLINGTON ST
PORTSMOUTH, NH 03801

TITLE
EXISTING CONDITIONS PLAN
for
CHRISTOPHER H. GARRETT, TRUSTEE
OF THE
CHRISTOPHER H. GARRETT REVOCABLE TRUST OF 2007
1299 ISLINGTON ST
Portsmouth, NH 03801
Tax Map 233, Lot 119

JOB NUMBER 22-070 | DWG. NO. 1 OF 4 | ISSUE 4

LEGEND

- 100 — EXISTING CONTOUR
- MONUMENT TO BE SET
- MONUMENT FOUND
- UTILITY POLE
- FENCE
- VERTICAL GRANITE CURB
- STONE WALL
- W — WATER LINE
- S — SEWER LINE
- OHU — OVERHEAD UTILITY LINE

REFERENCE PLANS

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2) "LOT LINE REVISION FOR RUTH M. GATS & FREDERICK C. & JACQUELINE O. MURRAY TRUSTEES" BY E.J. COTE & ASSOCIATES INC. DATED JANUARY 17, 2002. RCRD C-29645

3) "TAX MAP 233 LOT 120 BOUNDARY PLAN PREPARED FOR: JOHN R. & CHELSEA S. CHAPIN LOCATED AT: 1281 STREET PORTSMOUTH, NH" BY S&H LAND SERVICES, DATED NOVEMBER 12, 2012. RCRD D-36296

LENGTH TABLE

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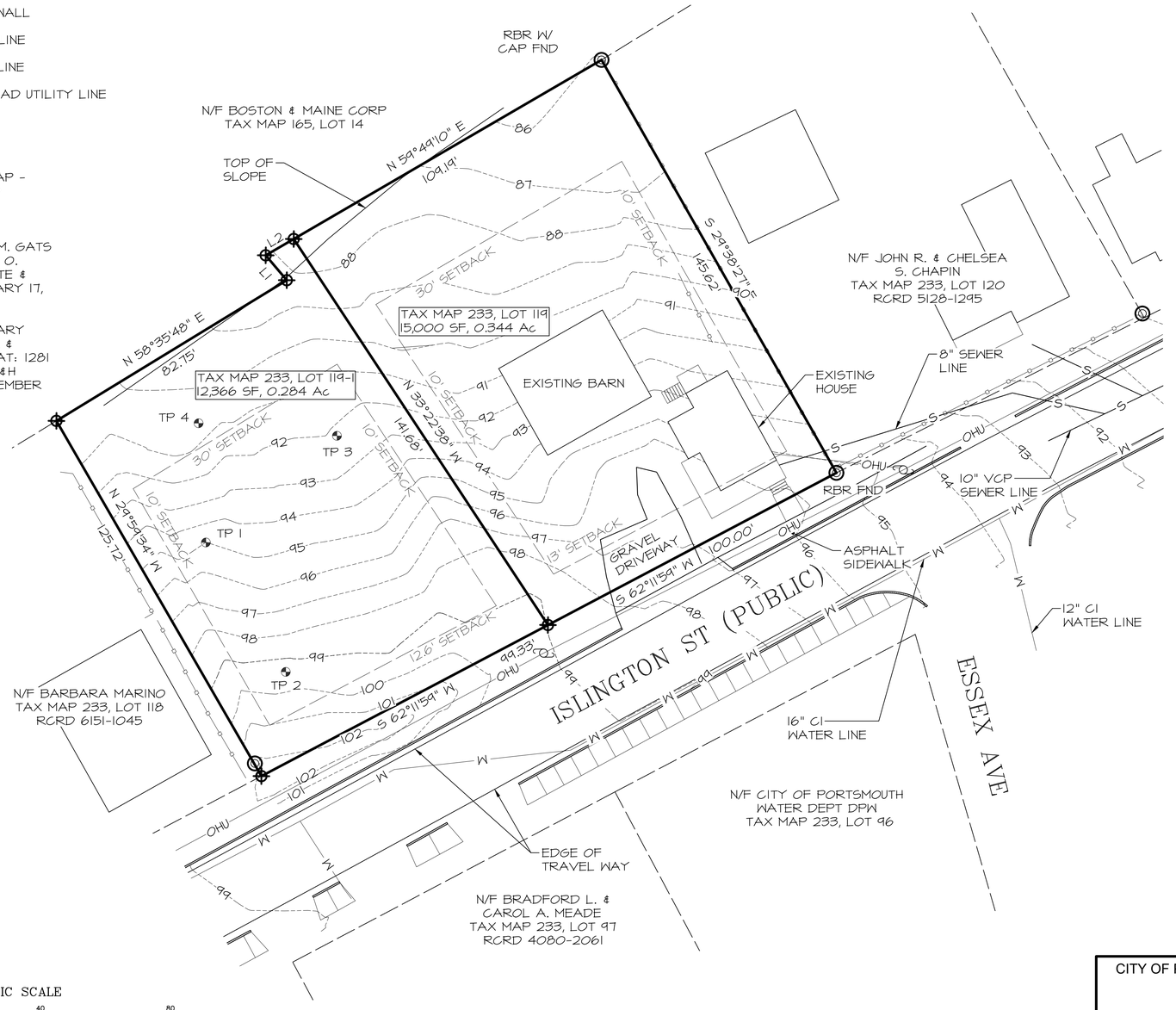
L1	N 40°14'51" W	10.00'
L2	N 59°49'10" E	9.95'



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

SCALE: 1" = 20'

NOTES

1) THE INTENT OF THIS PLAN IS TO SUBDIVIDE TAX MAP 233, LOT 119 INTO TWO RESIDENTIAL LOTS.

2) LOT 119 IS SERVED BY EXISTING CITY WATER AND CITY SEWER.

3) LOT 119-1 WILL BE SERVED BY CITY WATER AND A STATE APPROVED SEPTIC SYSTEM. A STATE SUBDIVISION APPROVAL FOR LOT 2 IS REQUIRED.

4) PARCEL IS IN SINGLE RESIDENCE ZONE B (SRB):
   - MINIMUM LOT AREA.....15,000 SF
   - MIN. LOT AREA PER DWELLING UNIT.....15,000 SF
   - MINIMUM FRONTAGE.....100 FT
   - MINIMUM DEPTH.....100FT
   - 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%

   *AS PER PORTSMOUTH ZONING ORDINANCE, 10.516.10 WHEN EXISTING PRINCIPAL BUILDINGS ON THE SAME SIDE OF THE STREET WITHIN 200 FEET OF A LOT ARE LOCATED CLOSER TO THE STREET THAN THE MINIMUM REQUIRED FRONT YARD, THEN THE REQUIRED FRONT YARD SHALL BE THE AVERAGE OF THE EXISTING ALIGNMENTS OF ALL PRINCIPAL BUILDINGS.

   LOT 117 - BUILDING 10.6' FROM ROAD
   LOT 118 - BUILDING 12.0' FROM ROAD
   LOT 119 - BUILDING 11.7' FROM ROAD
   LOT 120 - BUILDING 16.1' FROM ROAD

   10.6 + 12.0 + 11.7 + 16.1 = 50.4' / 4 = 12.6'
   LOT 119-1 FRONT SETBACK = 12.6'

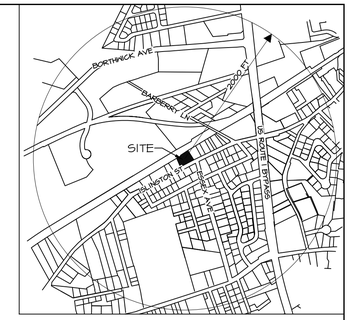
5) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

6) THE PORTSMOUTH ZONING BOARD OF ADJUSTMENT APPROVED THE FOLLOWING VARIANCES FROM SECTION 10.521 OF THE PORTSMOUTH ZONING ORDINANCE ON MARCH 15, 2022.

   A) TO ALLOW A LOT AREA PER DWELLING UNIT OF 12,366 SF WHERE 15,000 SF IS REQUIRED

   B) TO ALLOW A CONTINUOUS STREET FRONTAGE OF 99' WHERE 100' IS REQUIRED.

7) ALL NECESSARY STATE AND CITY PERMITS MUST BE OBTAINED, INCLUDING BUT NOT LIMITED TO STATE SEPTIC PERMIT, BUILDING PERMIT, AND DRIVEWAY PERMIT.



LOCUS PLAN
SCALE 1"=1000'

I ALEX ROSS, HEREBY CERTIFY:

A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY DDD, & ICA DURING MAY OF 2021. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.

R. ALEX ROSS DATE

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON DATE

ISS.	DATE	DESCRIPTION OF ISSUE	
4	7/19/2022	TAC SUBMITTAL	
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2	2/21/2022	ZBA SUBMITTAL	
1	1/3/2022	ZBA SUBMITTAL	

SCALE 1" = 20'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

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

CLIENT
LESLIE & CHRIS GARRETT
1299 ISLINGTON ST
PORTSMOUTH, NH 03801

TITLE
SUBDIVISION PLAN
for
CHRISTOPHER H. GARRETT, TRUSTEE
OF THE
CHRISTOPHER H. GARRETT REVOCABLE
TRUST OF 2007
1299 ISLINGTON ST
Portsmouth, NH 03801
Tax Map 233, Lot 119

JOB NUMBER	DWG. NO.	ISSUE
22-070	2 OF 4	4

TEST PIT 1 (of 4)

DEPTH (INCHES)	COLOR	TEXTURE	STRUCTURE	CONSISTENCE
+1	FOREST DUFF			
0	10 YR 3/2 VERY DARK GRAYISH BROWN	GRAVELLY FINE SANDY LOAM	WEAK FINE GRANULAR	MOIST FRIABLE
16	10 YR 5/6 YELLOWISH BROWN	STONY FINE SANDY LOAM	MASSIVE	MOIST FRIABLE
36	10 YR 5/2 GRAYISH BROWN, 10% 7.5 YR 5/6 STRONG BROWN REDOXIMORPHIC CONCENTRATIONS	STONY FINE SANDY LOAM	MASSIVE	MOIST FIRM

ESHWT	56 INCHES	ROOTS	COMMON TO 56"	MINERAL RESTRICTIVE LAYERS	POSSIBLE @ 56"
OBSERVED H_2O	NONE	REFUSAL (INCHES),	NONE TO 84"	ESTIMATED PERCOLATION RATE (MIN/IN)	N/A

TEST PIT 2 (of 4)

DEPTH (INCHES)	COLOR	TEXTURE	STRUCTURE	CONSISTENCE
+1	FOREST DUFF			
0	10 YR 3/2 VERY DARK GRAYISH BROWN	GRAVELLY FINE SANDY LOAM	WEAK FINE GRANULAR	MOIST FRIABLE
13	10 YR 5/6 YELLOWISH BROWN	STONY FINE SANDY LOAM	MASSIVE	MOIST FRIABLE

ESHWT	36 INCHES	ROOTS	MANY TO 30"	MINERAL RESTRICTIVE LAYERS	N/A
OBSERVED H_2O	NONE	REFUSAL (INCHES),	PROBABLE BEDROCK @ 36"	ESTIMATED PERCOLATION RATE (MIN/IN)	N/A

TEST PIT 3 (of 4)

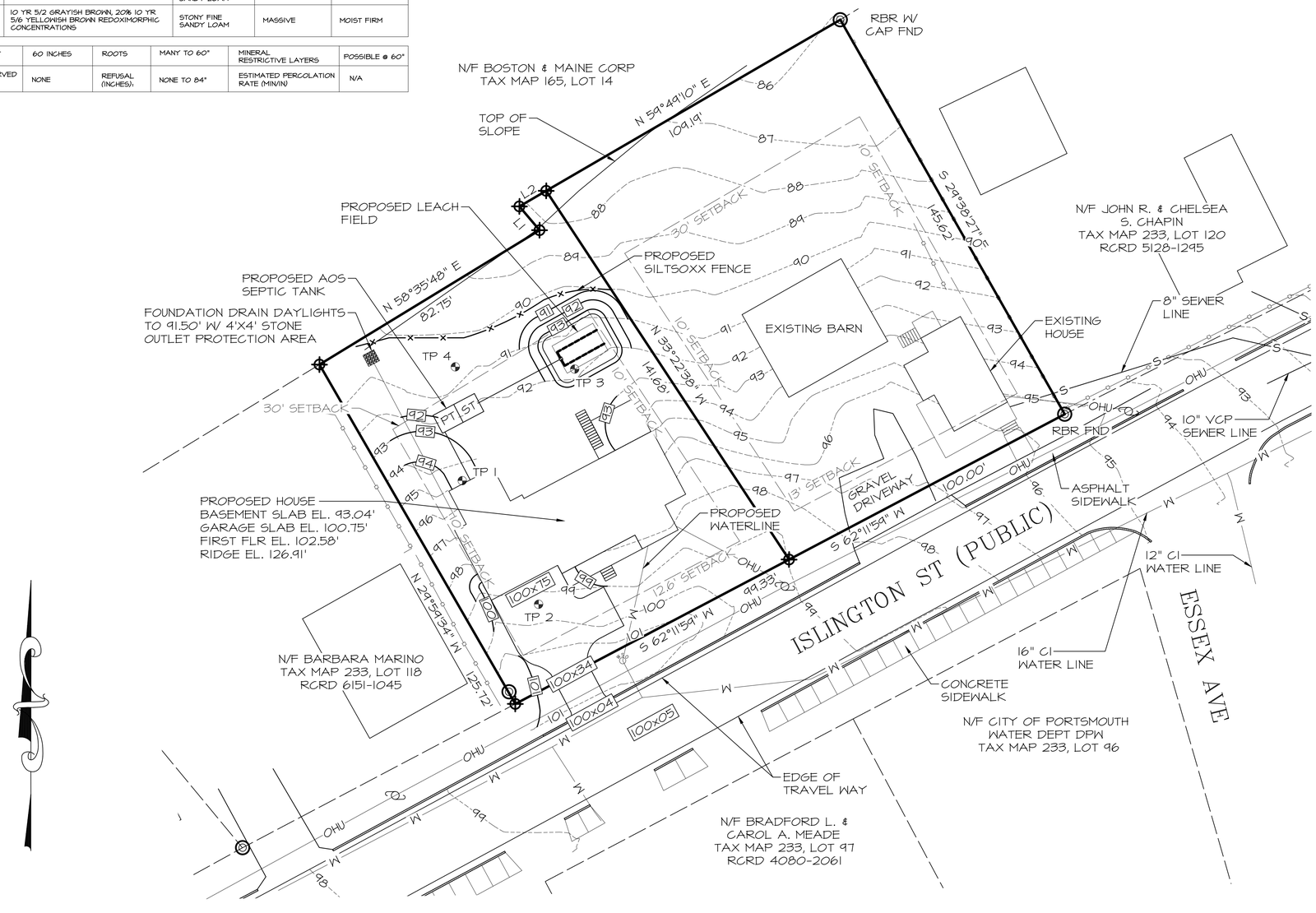
DEPTH (INCHES)	COLOR	TEXTURE	STRUCTURE	CONSISTENCE
+0.5	FOREST DUFF			
0	10 YR 3/2 VERY DARK GRAYISH BROWN	GRAVELLY FINE SANDY LOAM	WEAK FINE GRANULAR	MOIST FRIABLE
14	10 YR 5/6 YELLOWISH BROWN	VERY STONY FINE SANDY LOAM	MASSIVE	DRY FRIABLE
54	10 YR 5/2 GRAYISH BROWN, 10% 7.5 YR 5/6 STRONG BROWN REDOXIMORPHIC CONCENTRATIONS	STONY FINE SANDY LOAM	MASSIVE	MOIST FIRM

ESHWT	54 INCHES	ROOTS	COMMON TO 56"	MINERAL RESTRICTIVE LAYERS	POSSIBLE @ 54"
OBSERVED H_2O	NONE	REFUSAL (INCHES),	NONE TO 84"	ESTIMATED PERCOLATION RATE (MIN/IN)	N/A

TEST PIT 4 (of 4)

DEPTH (INCHES)	COLOR	TEXTURE	STRUCTURE	CONSISTENCE
+0.5	FOREST DUFF			
0	10 YR 3/2 VERY DARK GRAYISH BROWN	GRAVELLY FINE SANDY LOAM	WEAK FINE GRANULAR	MOIST FRIABLE
16	10 YR 5/6 YELLOWISH BROWN	VERY STONY FINE SANDY LOAM	MASSIVE	DRY FRIABLE
36	10 YR 5/2 GRAYISH BROWN, 20% 10 YR 5/6 YELLOWISH BROWN REDOXIMORPHIC CONCENTRATIONS	STONY FINE SANDY LOAM	MASSIVE	MOIST FIRM

ESHWT	60 INCHES	ROOTS	MANY TO 60"	MINERAL RESTRICTIVE LAYERS	POSSIBLE @ 60"
OBSERVED H_2O	NONE	REFUSAL (INCHES),	NONE TO 84"	ESTIMATED PERCOLATION RATE (MIN/IN)	N/A



NOTES

1) PARCEL IS IN SINGLE RESIDENCE B DISTRICT:
   - 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
   - MAXIMUM BUILDING COVERAGE.....20%
   - MINIMUM OPEN SPACE.....40%

2) ONE POSSIBLE CONFIGURATION OF THE HOUSE, SEPTIC SYSTEM AND DRIVEWAY HAS BEEN SHOWN. ACTUAL LAYOUT MAY DIFFER.

3) COVERAGES - LOT 119-1 (LOT SIZE = 12,366 SF)

   BUILDING COVERAGE

   EXISTING COVERAGE = 0 SF

   PROPOSED COVERAGE

HOUSE	2,105 SF
STAIRS > 18"	44 SF
PORCH & DECK	330 SF
PROPOSED STRUCTURE	2479 SF = 20.0%

   LOT COVERAGE

   EXISTING COVERAGE = 0 SF

   PROPOSED COVERAGE

HOUSE	2,105 SF
STAIRS > 18"	57 SF
PORCH & DECK	330 SF
ASPHALT	920 SF
TOTAL LOT COVERAGE	3,412 SF
PROPOSED OPEN SPACE	8,954 SF
PROPOSED OPEN SPACE	72.4%

4) GRADE PLANE IS DEFINED AS THE REFERENCE PLANE OF THE AVERAGE GROUND LEVELS ADJOINING THE BUILDING AT THE EXTERIOR WALLS, OR THE AVERAGE GROUND LEVEL AT A POINT 6' AWAY FROM THE BUILDING WHEN THE GROUND LEVEL SLOPES AWAY FROM THE EXTERIOR WALLS. THE GRADE PLANE WAS DETERMINED TO BE 96.00'.

5) BUILDING HEIGHT IS DEFINED AS THE VERTICAL MEASUREMENT BETWEEN TWO REFERENCE POINTS. THE FIRST BEING DEFINED AS THE GRADE PLANE ABOVE. THE SECOND BEING THE MIDWAY POINT BETWEEN THE EAVES AND THE RIDGE ON A PITCHED ROOF.

   GRADE PLANE EL. = 96.00'
   EAVES EL. = 110.75'
   RIDGE EL. = 126.91'
   ROOF MIDWAY EL. = 110.75 + 126.91 / 2 = 118.83'
   BUILDING HEIGHT = 118.83' - 96.00 = 22.83' < 35'

6) CLEAR VEGETATION IN R.O.W. AND ALONG FRONT OF PROPERTY FOR CLEAR SIGHT LINES.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- MONUMENT TO BE SET
- MONUMENT FOUND
- UTILITY POLE
- FENCE
- VERTICAL GRANITE CURB
- STONE WALL
- WATER LINE
- SEWER LINE
- OVERHEAD UTILITY LINE
- WATER SHUT-OFF

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
SCALE: 1" = 20'

LENGTH TABLE

	BEARING	LENGTH
L1	N 40°14'51" W	10.00'
L2	N 59°49'10" E	9.95'

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SCALE 1" = 20'
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TITLE
SITE PLAN
for
CHRISTOPHER H. GARRETT, TRUSTEE
OF THE
CHRISTOPHER H. GARRETT REVOCABLE
TRUST OF 2007
1299 ISLINGTON ST
Portsmouth, NH 03801
Tax Map 233, Lot 119

STATE OF NEW HAMPSHIRE - R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER

JOB NUMBER	DWG. NO.	ISSUE
22-070	3 OF 4	4

EROSION AND SEDIMENTATION CONTROL CONSTRICTION PHASING AND SEQUENCING

1. SEE "EROSION AND SEDIMENTATION CONTROL GENERAL NOTES" WHICH ARE TO BE AN INTEGRAL PART OF THIS PROCESS.
2. INSTALL SILTSOXX FENCING AS PER DETAILS AND AT SEDIMENT MIGRATION.
3. CONSTRUCT TREATMENT SWALES , LEVEL SPREADERS AND DETENTION STRUCTURES AS DEPICTED ON DRAWINGS.
4. STRIP AND STOCKPILE TOPSOIL. STABILIZE PILES OF SOIL CONSTRUCTION MATERIAL & COVER WHERE PRACTICABLE.
5. MINIMIZE DUST THROUGH APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES ON SITE.
6. ROUGH GRADE SITE. INSTALL CULVERTS AND ROAD DITCHES.
7. FINISH GRADE AND COMPACT SITE.
8. RE-SPREAD AND ADD TOPSOIL TO ALL ROADSIDE SLOPES. TOTAL TOPSOIL THICKNESS TO BE A MINIMUM OF FOUR TO SIX INCHES.
9. STABILIZE ALL AREAS OF BARE SOIL WITH MULCH AND SEEDING.
10. RE-SEED PER EROSION AND SEDIMENTATION CONTROL GENERAL NOTES.
11. SILT SOXX FENCING TO REMAIN AND BE MAINTAINED FOR TWENTY FOUR MONTHS AFTER CONSTRUCTION TO ENSURE ESTABLISHMENT OF ADEQUATE SOIL STABILIZATION AND VEGETATIVE COVER. ALL SILT SOXX FENCING ARE THEN TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
12. PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
13. ALL TEMPORARY WATER DIVERSION (SWALES, BASINS, ETC. MUST BE USED AS NECESSARY UNTIL AREAS ARE STABILIZED.
14. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE - BEFORE ROUGH GRADING THE SITE.
15. ALL DITCHES AND SWALES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM
16. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
17. ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISH GRADE.
18. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
19. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
20. LOT DISTURBANCE, OTHER THAN THAT SHOWN ON THE APPROVED PLANS, SHALL NOT COMMENCE UNTIL AFTER THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.

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 TREES AND SHRUBS SHALL HAVE WATER SAUCERS BUILT AROUND THEIR BASES AND THESE SHALL BE MULCHED WITH 4" OF DARK BROWN AGED BARK MULCH. MULCH MUST BE KEPT 2" AWAY FROM THEIR TRUNKS.
4. ALL TREES AND SHRUBS SHALL BE PLANTED AND MULCHED BEFORE LAWN IS SEEDED.

MAINTENANCE REQUIREMENTS:

1. ALL TREES, SHRUBS, AND PERENNIALS WILL NEED TO 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 ACCEPTABLE FOR IRRIGATING TREES AND SHRUBS.

SEEDING AND STABILIZATION FOR LOAMED SITE:

FOR TEMPORARY & LONG TERM SEEDINGS USE AGWAY'S SOIL CONSERVATION GRASS SEED OR EQUAL
COMPONENTS: ANNUAL RYE GRASS, PERENNIAL RYE GRASS, WHITE CLOVER, 2 FESCUES, SEED AT A RATE OF 100 POUNDS PER ACRE,
FERTILIZER & LIME:
NITROGEN (N) 50 LBS/ACRE, PHOSPHATE (P205) 100 LBS/ACRE, POTASH (K20) 100 LBS/ACRE, LIME 2000 LBS/ACRE
MULCH:
HAY OR STRAW 1.5-2 TONS/ACRE

A) GRADING AND SHAPING
1) SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

B) SEED BED PREPARATION
1) SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
2) STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. CONDUCT ALL CONSTRUCTION IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE PHYSICAL ENVIRONMENT, BUT IN NO CASE SHALL EXCEED 2 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
2. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
3. ALL DITCHES, SWALES AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
4. ALL GROUND AREAS OPENED UP FOR CONSTRUCTION WILL BE STABILIZED WITHIN 24 HOURS OF EARTH-DISTURBING ACTIVITIES BEING CEASED, AND WILL BE FULLY STABILIZED NO LONGER THAN 14 DAYS AFTER INITIATION. (SEE NOTE 11 FOR DEFINITION OF STABLE). ALL SOILS FINISH GRADED MUST BE STABILIZED WITHIN SEVENTY TWO HOURS OF DISTURBANCE. ALL TEMPORARY OR LONG TERM SEEDING MUST BE APPLIED TO COMPLY WITH "WINTER CONSTRUCTION NOTES" (SEE WINTER CONSTRUCTION NOTES). EMPLOY TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AS DETAILED ON THIS PLAN AS NECESSARY UNTIL ADEQUATE STABILIZATION HAS BEEN ASSURED (SEE NOTE 11 FOR DEFINITION OF STABLE)
5. TEMPORARY & LONG TERM SEEDING: USE SEED MIXTURES, FERTILIZER, LIME AND MULCHING AS RECOMMENDED (SEE SEEDING AND STABILIZATION NOTES).
6. SILTSOXX FENCING TO BE SECURELY EMBEDDED AND STAKED AS DETAILED. WHEREVER POSSIBLE A VEGETATED STRIP OF AT LEAST TWENTY FIVE FEET IS TO BE KEPT BETWEEN SILTSOXX AND ANY EDGE OF WET AREA.
7. SEEDED AREAS WILL BE FERTILIZED AND RE-SEEDED AS NECESSARY TO ENSURE VEGETATIVE ESTABLISHMENT.
8. SEDIMENT BASIN(S), IF REQUIRED, TO BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.
9. SILTSOXX FENCING WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL. NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DETERIORATION OF THE BARRIER AS WELL AS CLEANING, REMOVAL AND PROPER DISPOSAL OF TRAPPED SEDIMENT.
10. TREATMENT SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
11. AN AREA SHALL BE CONSIDERED FULLY STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
    - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
    - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
    - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
    - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

11. ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN THE PLAN SHALL MEET THE DESIGN BASED ON STANDARDS AND SPECIFICATIONS SET FORTH IN THE STORM WATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (DECEMBER 2008 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.

WINTER CONSTRUCTION NOTES

1. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPETED IN ADVANCE OF THAN OR SPRING MELT EVENT.;
2. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;
3. AFTER OCTOBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

LONG TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C

	lb/ACRE	lb/1000SF
TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED CLOVER (ALSIKE)	20	0.45
TOTAL	48	1.35

LIME: AT 2 TONS PER ACRE OR 100 LBS PER 1,000 S.F.
FERTILIZER: 10 20 20 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

GRADING AND SHAPING:
SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.
SEEDBED PREPARATION:
SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED.
SOD SHOULD BE TILLED TO A DEPTH OF FOUR INCHES TO PREPARE SEEDBED. FERTILIZER & LIME SHOULD BE MIXED INTO THE SOIL.
THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

SHORT TERM SEEDING

*WELL TO MODERATELY WELL DRAINED SOILS

FOR CUT AND FILL AREA AND FOR WATERWAYS AND CHANNELS

SEEDING MIXTURE C

	#/ACRE	#/1000SF
FOR APRIL 1 - AUGUST 15		
ANNUAL RYE GRASS	40	1
FOR FALL SEEDING		
WINTER RYE	112	2.5

LIME: AT 1 TON PER ACRE OR 100 LBS PER 1,000 S.F.
FERTILIZER: 10 10 10 (NITROGEN, PHOSPHATE, POTASH AT 500# PER ACRE.
MULCH: HAY OR CLEAN STRAW; 2 TONS/ACRE OR 2 BALES/1000 S.F.

GRADING AND SHAPING:
SLOPES SHALL NOT BE STEEPER THAN 2 TO 1. 3 TO 1 OR FLATTER SLOPES ARE PREFERRED.
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* FROM: STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE, DECEMBER 2008.

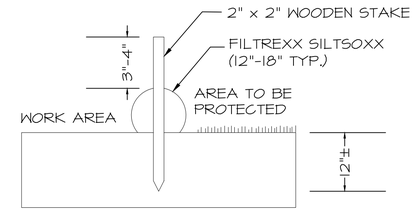
WHEN PROPOSED FOR ALTERATION DURING CONSTRUCTION AS BEING INFESTED WITH INVASIVE SPECIES SHALL BE MANAGED APPROPRIATELY USING THE DISPOSAL PRACTICES IDENTIFIED IN "NHDOT - BEST MANAGEMENT PRACTICES FOR ROADSIDE INVASIVE PLANTS -2008" AND "METHODS FOR DISPOSING NON-NATIVE INVASIVE PLANTS - UNH COOPERATIVE EXTENSION - 2010"

SEED MIXES SHALL NOT CONTAIN ANY SPECIES IDENTIFIED BY THE NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST.

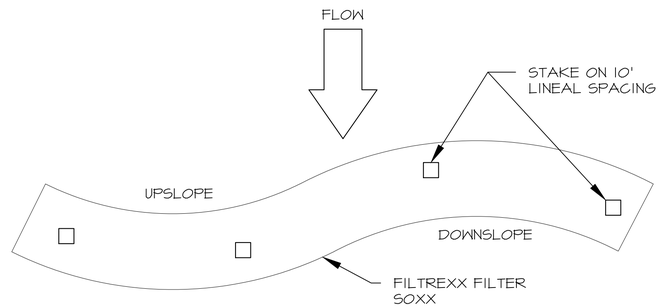
FILTREXX SILTSOXX NOTES

1) ALL MAERTIAL TO MEET FILTREXX SPECIFICATIONS

2) SILTSOXX COMPOST, SOIL, ROCK, SEED FILL TO MEET APPLICATION REQUIREMENTS



Filtrexx SiltSoxx Section
N.T.S.



Filtrexx SiltSoxx Plan View
N.T.S.

ISS.	DATE	DESCRIPTION OF ISSUE	
4	7/19/2022	TAC SUBMITTAL	
3	7/5/2022	TAC SUBMITTAL	
2	2/21/2022	ZBA SUBMITTAL	
1	1/3/2022	ZBA SUBMITTAL	

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
LESLIE & CHRIS GARRETT
1299 ISLINGTON ST
PORTSMOUTH, NH 03801

TITLE
EROSION CONTROL PLAN

for
CHRISTOPHER H. GARRETT, TRUSTEE
OF THE
CHRISTOPHER H. GARRETT REVOCABLE TRUST OF 2007
1299 ISLINGTON ST
Portsmouth, NH 03801
Tax Map 233, Lot 119

STATE OF NEW HAMPSHIRE - R. ALEX ROSS No. 9409 LICENSED PROFESSIONAL ENGINEER

JOB NUMBER	DWG. NO.	ISSUE
22-070	4 OF 4	4

Ross Engineering, LLC
Civil / Structural Engineering

909 Islington Street **603-433-7560**
Portsmouth, NH 03801 **alexross@comcast.net**

1299 Islington St
Project Description

July 19, 2022

This subdivision application is for a proposed subdivision to an existing residential site. Lot 119 will be subdivided into two residential lots. The eastern portion of the existing lot contains a house and barn that will remain as lot one. The western portion of the existing lot is undeveloped and will become lot two.

Variances from the Portsmouth Zoning Ordinance section 10.521, to allow a lot size of 12,366 sf where 15,000 sf is required, and to allow a continuous street frontage of 99' where 100' is required were granted by the Portsmouth Zoning Board of Adjustment at its regularly scheduled meeting on March 15, 2022. All direct abutters recommended approval at the ZBA meeting.

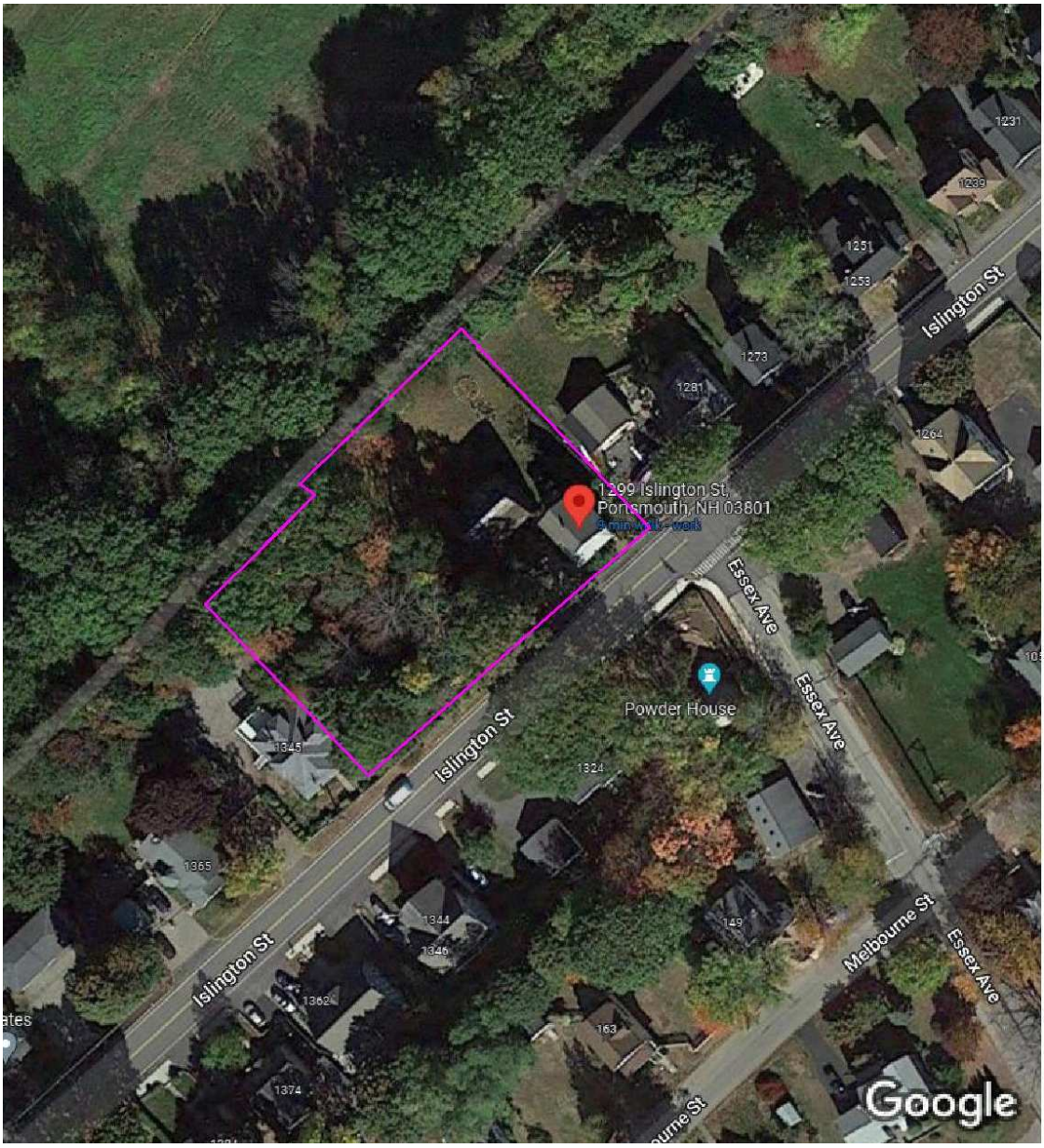
Sincerely,

Alex Ross, P.E.

Ross Engineering
Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net



Aerial view of site

Ross Engineering
Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

Image capture: Oct 2018 © 2022 Google

View of Islington St looking to the west

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909 Islington Street
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alexross@comcast.net

View of undeveloped portion of the lot looking to the west

View of undeveloped portion of the lot looking to the west

Ross Engineering
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909 Islington Street
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View of barn looking to the north

View of barn and house looking to the south

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Civil / Structural Engineering

909 Islington Street
Portsmouth, NH 03801

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alexross@comcast.net

View of house looking to the north

CITY OF PORTSMOUTH

Planning Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

March 17, 2022

Christopher H. Garrett Revocable Trust of 2007
11 Barberry Ln
Portsmouth, NH 03801

RE: **Board of Adjustment request for property located at 1299 Islington Street (LU-22-33)**

Dear Owners:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, March 15, 2022**, considered your application for the subdivision of one lot into two lots which requires the following: 1) Variances from Section 10.521 to allow a) a lot area and lot area per dwelling unit of 12,366 square feet where 15,000 is required for each; and b) 99' of continuous street frontage where 100' is required. Said property is shown on Assessor Map 233 Lot 119 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted to **grant** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

AE Parrott

Arthur Parrott, Chairman of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Monica Keiser, Esq., Hoefle, Phoenix, Gormley & Roberts, PPLC

Ross Engineering
Civil / Structural Engineering

909 Islington Street **603-433-7560**
Portsmouth, NH 03801 **alexross@comcast.net**

Dated 7-19-2022
To: City of Portsmouth Planning Department

Applicant & Land Owner's Name:
Christopher H. Garrett Revocable Trust
1299 Islington St
Tax Map 233, Lot 119

Location of Land:
1299 Islington St
Portsmouth, NH 03801
Tax Map 233, Lot 119

List of Abutters

Boston & Maine Corporation
Iron Horse PK High St
North Billerica, MA 01862
Tax Map 165, Lot 14

City of Portsmouth
Water Department DPW
PO Box 628
Portsmouth, NH 03802
Tax Map 233, Lot 96

Bradford L. & Carol A. Meade
1324 Islington St
Portsmouth, NH 03801
Tax Map 233, Lot 97

Barbara Marino
1345 Islington St
Portsmouth, NH 03801
Tax Map 233, Lot 118

John R. & Chelsea S. Chapin
1281 Islington St
Portsmouth, NH 03801
Tax Map 233, Lot 120

Civil Engineer & Surveyor
Alex Ross
Ross Engineering
Certified Professional Engineer
Licensed Land Surveyor
909 Islington Street
Portsmouth, NH 03801