

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

WORK SESSION

Remote Meeting Via Zoom Conference Call

Register in advance for this meeting:

https://zoom.us/webinar/register/WN_r_Ow-99JRfGEjQyYbciJKQ

You are required to register to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7216.

Per NH RSA 91-A:2, III (b) the Chair has declared the COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2021-06, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location.

2:00 PM

May 11, 2021

AGENDA

- | | | |
|-----------|---|------------------|
| 1) | 1169 & 1171 Sagamore Avenue
The Sagamore Group, LLC
Jones & Beach Engineers, Inc. | Site Plan Review |
| 2) | 150 Daniel Street
Warner House Association
Ambit Engineering, Inc. | Site Plan Review |

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

May 4, 2021

Portsmouth Planning Board
Attn: Dexter Legg
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

RE: TAC Work Session Application
1169 & 1171 Sagamore Avenue, Portsmouth, NH
Tax Map 224, Lots 4 & 15
JBE Project No. 21047

Dear Mr. Legg,

Jones & Beach Engineers, Inc., respectfully submits a TAC Work Session Application on behalf of the applicant, The Sagamore Group, LLC. The intent of this application is to remove existing structures as shown on Sheet C1 and construct a 11-unit condominium complex. The units are all duplex style homes with one single-family home. All units will have a 2-car garage with space for 2 cars in the driveways. The private driveway is proposed as one-way traffic and will be 18' wide. This project to be served by electric, gas, municipal water & sewer.

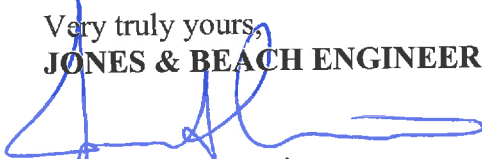
The following items are provided in support of this Application:

1. Completed TAC Work Session Application (submitted online).
2. Letters of Authorization.
3. Test Pits.
4. Current Deeds.
5. Architectural Plans.
6. Two (2) Full Size Plan Sets Folded.
7. One (1) Half Size Plan Set Folded.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.



Joseph A. Coronati
Vice President

cc: Michael Garrepy, (via email)

Mick Khavari (via email)

Michael Fecteau (via email)

Tim Phoenix, Hoefle, Phoenix & Gormley & Roberts (via email)

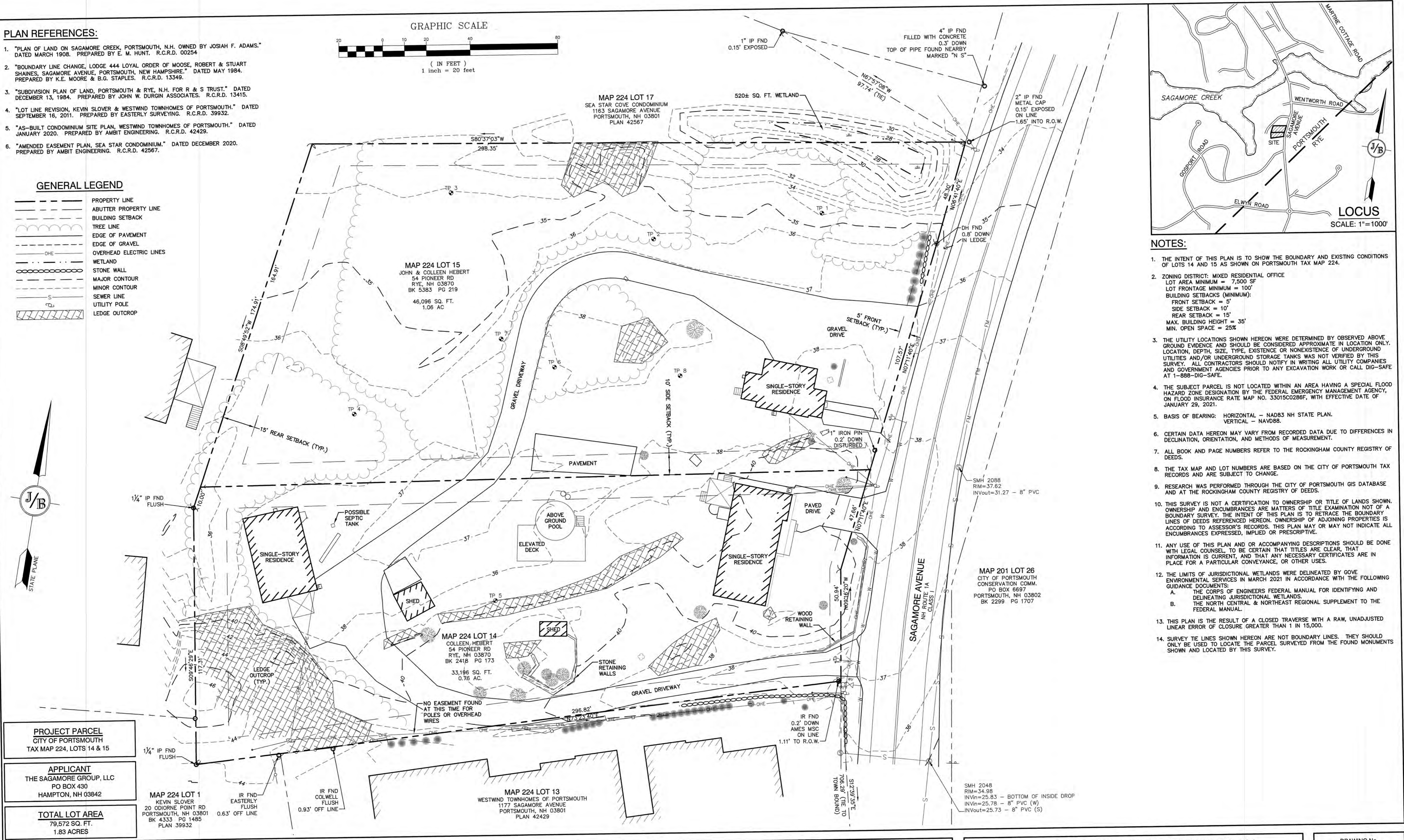
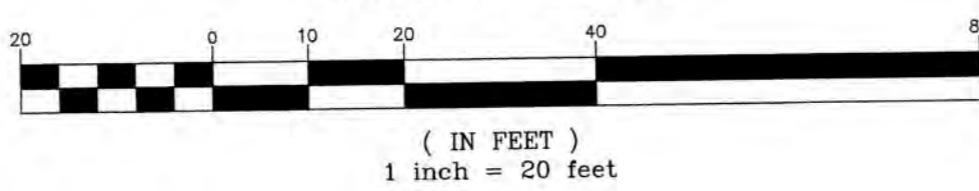
PLAN REFERENCES:

1. "PLAN OF LAND ON SAGAMORE CREEK, PORTSMOUTH, N.H. OWNED BY JOSIAH F. ADAMS." DATED MARCH 1908. PREPARED BY E. M. HUNT. R.C.R.D. 00254
2. "BOUNDARY LINE CHANGE, LODGE 444 LOYAL ORDER OF MOOSE, ROBERT & STUART SHAINES, SAGAMORE AVENUE, PORTSMOUTH, NEW HAMPSHIRE." DATED MAY 1984. PREPARED BY K.E. MOORE & B.G. STAPLES. R.C.R.D. 13349.
3. "SUBDIVISION PLAN OF LAND, PORTSMOUTH & RYE, N.H. FOR R & S TRUST." DATED DECEMBER 13, 1984. PREPARED BY JOHN W. DURGIN ASSOCIATES. R.C.R.D. 13415.
4. "LOT LINE REVISION, KEVIN SLOVER & WESTWIND TOWNHOMES OF PORTSMOUTH." DATED SEPTEMBER 16, 2011. PREPARED BY EASTERLY SURVEYING. R.C.R.D. 39932.
5. "AS-BUILT CONDOMINIUM SITE PLAN, WESTWIND TOWNHOMES OF PORTSMOUTH." DATED JANUARY 2020. PREPARED BY AMBIT ENGINEERING. R.C.R.D. 42429.
6. "AMENDED EASEMENT PLAN, SEA STAR CONDOMINIUM." DATED DECEMBER 2020. PREPARED BY AMBIT ENGINEERING. R.C.R.D. 42567.

GENERAL LEGEND

	PROPERTY LINE
	ABUTTER PROPERTY LINE
	BUILDING SETBACK
	TREE LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	OVERHEAD ELECTRIC LINES
	WETLAND
	STONE WALL
	MAJOR CONTOUR
	MINOR CONTOUR
	SEWER LINE
	UTILITY POLE
	LEDGE OUTCROP

GRAPHIC SCALE



NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF LOTS 14 AND 15 AS SHOWN ON PORTSMOUTH TAX MAP 224.
2. ZONING DISTRICT: MIXED RESIDENTIAL OFFICE
LOT AREA MINIMUM = 7,500 SF
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 5'
SIDE SETBACK = 10'
REAR SETBACK = 15'
MAX. BUILDING HEIGHT = 35'
MIN. OPEN SPACE = 25%
3. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 33015C0286F, WITH EFFECTIVE DATE OF JANUARY 29, 2021.
5. BASIS OF BEARING: HORIZONTAL - NAD83 NH STATE PLAN.
VERTICAL - NAVD83.
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED THROUGH THE CITY OF PORTSMOUTH GIS DATABASE AND AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
11. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
12. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES IN MARCH 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
13. THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
14. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.

PROJECT PARCEL
CITY OF PORTSMOUTH
TAX MAP 224, LOTS 14 & 15

APPLICANT
THE SAGAMORE GROUP, LLC
PO BOX 430
HAMPTON, NH 03842

TOTAL LOT AREA
79,572 SQ. FT.
1.83 ACRES

MAP 224 LOT 1
KEVIN SLOVER
20 ODIORNE POINT RD
PORTSMOUTH, NH 03801
BK 4333 PG 1485
PLAN 39932

MAP 224 LOT 14
COLLEEN HEBERT
54 PIONEER RD
RYE, NH 03870
BK 2418 PG 173

MAP 224 LOT 15
JOHN & COLLEEN HEBERT
54 PIONEER RD
RYE, NH 03870
BK 5383 PG 219

MAP 224 LOT 13
WESTWIND TOWNHOMES OF PORTSMOUTH
1177 SAGAMORE AVENUE
PORTSMOUTH, NH 03801
PLAN 42429

MAP 201 LOT 26
CITY OF PORTSMOUTH
CONSERVATION COMM.
PO BOX 6697
PORTSMOUTH, NH 03802
BK 2299 PG 1707

Design: JAC	Draft: DJM	Date: 3/25/21
Checked: JAC	Scale: 1" = 20'	Project No.: 21047
Drawing Name: 21047-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	4/28/21	MINOR REVISION	DJM
1	4/20/21	REVISED LAYOUT	DJM
0	4/8/21	ISSUED FOR REVIEW	DJM
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

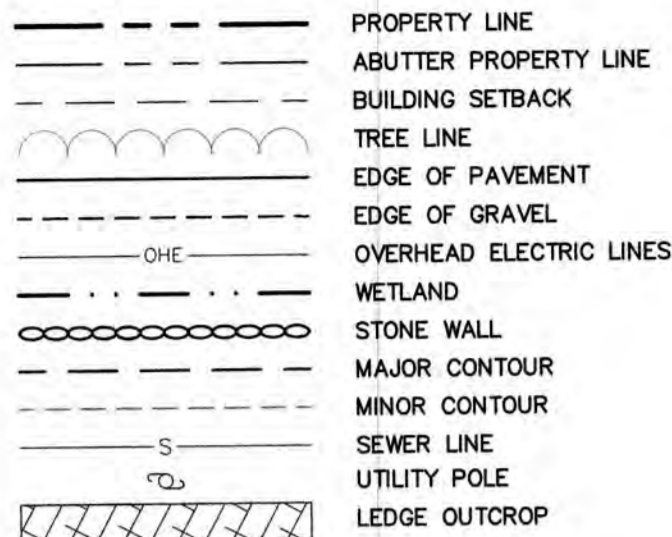
Plan Name:	EXISTING CONDITIONS PLAN
Project:	1169 & 1171 SAGAMORE AVENUE PORTSMOUTH, NEW HAMPSHIRE
Owner of Record:	LOT 14: COLLEEN HEBERT 54 PIONEER RD, RYE, NH 03870 BK 2418 PG 173 LOT 15: JOHN J. & COLLEEN HEBERT 54 PIONEER RD, RYE, NH 03870 BK 5383 PG 219

DRAWING No.

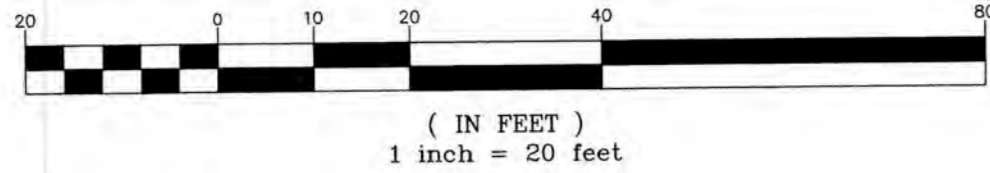
C1

SHEET 1 OF 2
JBE PROJECT NO. 21047

GENERAL LEGEND



GRAPHIC SCALE



SITE NOTES:

- THE INTENT OF THIS PLAN IS TO REMOVE EXISTING STRUCTURES AS SHOWN ON SHT. C1 AND CONSTRUCT AN 11-UNIT CONDOMINIUM COMPLEX. PROJECT TO BE SERVED BY ELECTRIC, GAS, MUNICIPAL SEWER & PUBLIC WATER.
- ZONING DISTRICT: MIXED RESIDENTIAL OFFICE
LOT AREA MINIMUM = 7,500 SF
LOT FRONTAGE MINIMUM = 100'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 5'
SIDE SETBACK = 10'
REAR SETBACK = 15'
MAX. BUILDING HEIGHT = 35'
MIN. OPEN SPACE = 25%
- PARKING CALCULATIONS:
1.3 SPACES REQUIRED PER UNIT
2 SPACES PROVIDED IN EACH GARAGE
1.3 SPACES * 11 UNITS = 15 SPACES REQUIRED
22 SPACES PROVIDED
- NHDES SEWER CONNECTION PERMIT NO. _____, DATED _____
NHDOT DRIVEWAY PERMIT NO. _____, DATED _____
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 33015C0286F, WITH EFFECTIVE DATE OF JANUARY 28, 2021.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.), THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

APPROVED - PORTSMOUTH, NH
PLANNING BOARD

DATE:

PROJECT PARCEL
CITY OF PORTSMOUTH
TAX MAP 224, LOTS 14 & 15APPLICANT
THE SAGAMORE GROUP, LLC
PO BOX 430
HAMPTON, NH 03842TOTAL LOT AREA
79,572 SQ. FT.
1.83 ACRESDesign: JAC Draft: DJM Date: 3/25/21
Checked: JAC Scale: 1" = 20' Project No.: 21047
Drawing Name: 21047-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
2	4/28/21	MINOR REVISION	DJM
1	4/20/21	REVISED LAYOUT	DJM
0	4/8/21	ISSUED FOR REVIEW	DJM

J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 FAX: 603-772-0227
Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **PRELIMINARY SITE PLAN**
Project: **1169 & 1171 SAGAMORE AVENUE
PORTSMOUTH, NEW HAMPSHIRE**
Owner of Record: LOT 14: COLLEEN HEBERT LOT 15: JOHN J. & COLLEEN HEBERT
54 PIONEER RD, RYE, NH 03870 BK 2418 PG 173 54 PIONEER RD, RYE, NH 03870 BK 5383 PG 219

DRAWING No.

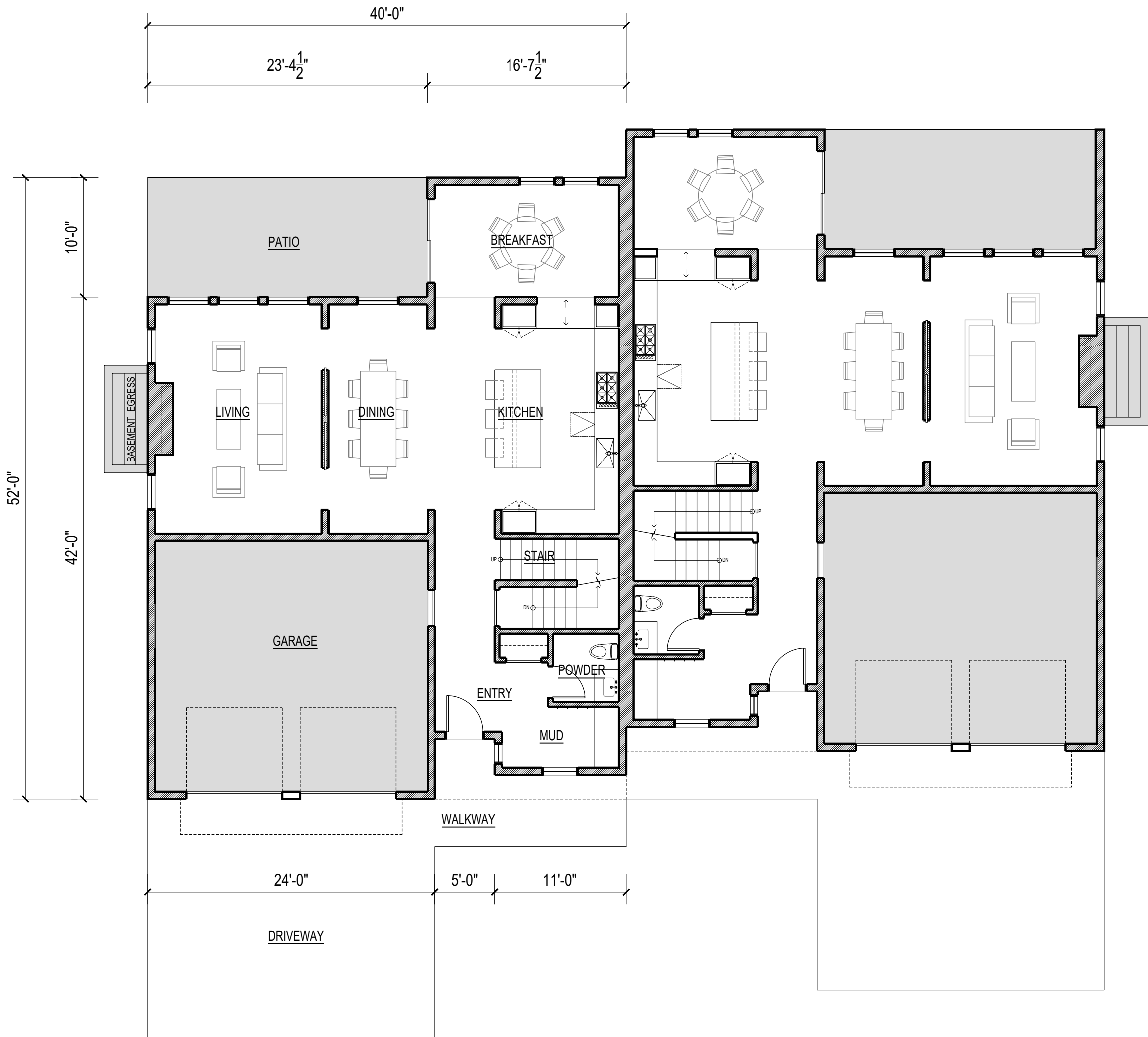
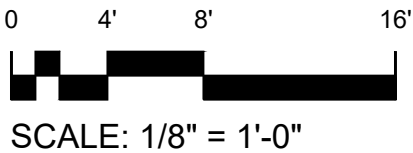
C2SHEET 2 OF 2
JBE PROJECT NO. 21047

PRELIMINARY
UNIT CONCEPT PLANS
1169 & 1171 SAGAMORE RD
PORTSMOUTH, NH 03801

ISSUE:
PRE - TAC REVIEW 04.30.2021
.....
.....
.....
.....

CONCEPT PLANS -
TWO ADJACENT UNITS
FIRST & SECOND FLOOR
(BASEMENT UNFINISHED/ NOT SHOWN)

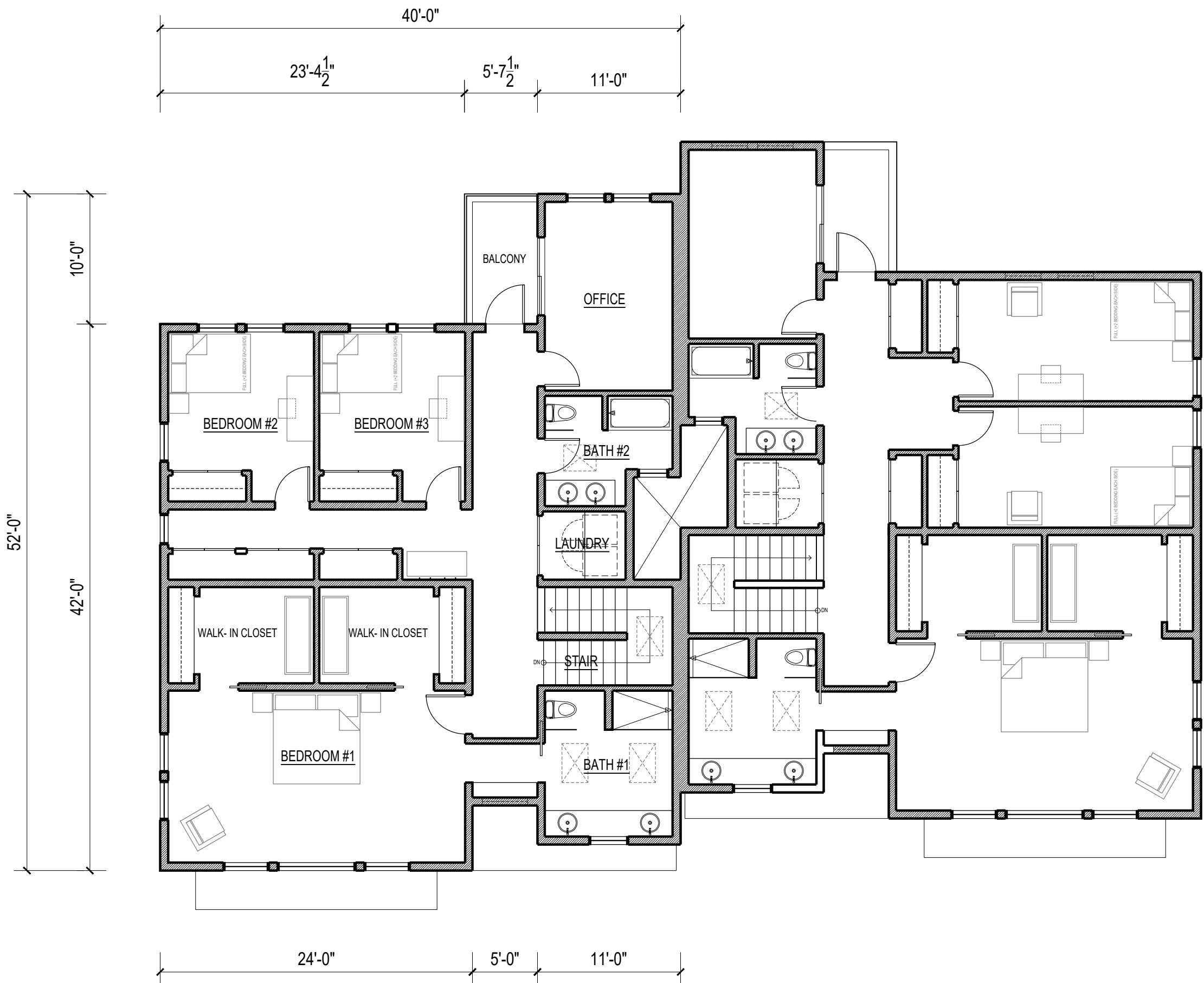
CONCEPT



1 FIRST FLOOR CONCEPT PLAN
1/8" = 1'-0"
EXAMPLE UNIT

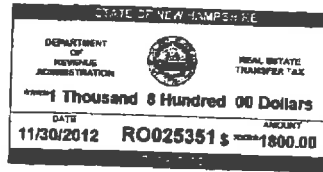
FIRST FLOOR CONCEPT PLAN
1/8" = 1'-0"
MIRRORED ADJ. UNIT

EXAMPLE UNIT GROSS FLOOR AREA	
FIRST FLOOR:	1,246 SF
SECOND FLOOR:	1,673 SF
TOTAL	2,919 SF



2 SECOND FLOOR CONCEPT PLAN
1/8" = 1'-0"
EXAMPLE UNIT

SECOND FLOOR CONCEPT PLAN
1/8" = 1'-0"
MIRRORED ADJ. UNIT



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT I, ROBERT F. SCAMMON, JR., single and not a party to a civil union, of 1169 Sagamore Avenue, Portsmouth, New Hampshire, 03801

For consideration paid, grant to **JOHN J. HEBERT AND COLLEEN HEBERT**, husband and wife, of 54 Pioneer Road, Rye, New Hampshire, 03870, as joint tenants with rights of survivorship,

With Warranty Covenants, the following described premises situate in Portsmouth, Rockingham County, New Hampshire:

A certain lot or parcel of land with the buildings thereon situate on Sagamore Avenue, City of Portsmouth, County Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at the concrete bound at the Northeasterly corner of the within described lot, the said bound being Four Hundred Seventy-nine (479) feet southerly along said Sagamore Avenue from the southeasterly corner of land now or formerly of Charles F. Moody; thence running Southerly twenty-four (24) degrees thirty-four (34) minutes west along said Sagamore Avenue one hundred (100) feet to a stake in the stone wall at other land now or formerly of Allen B. Keen; thence turning and running N 83° 43' W by other land of said Keen 300 feet to a stake; thence turning and running N 24° 30' E 100 feet by land now or formerly of Frank E. Brooks, etals; thence turning and running S 83° 43' E by land of said Brooks and other 300 feet to Sagamore Avenue and being the point of beginning.

Also a parcel of land situated on Sagamore Avenue in said Portsmouth adjoining and lying on the northerly side of the above described parcel and bounded and described as follows:

Beginning at a concrete bound at the southeasterly corner of these premises at land described above, said bound being 479 feet southerly along said Sagamore Avenue from the southeasterly corner of land now or formerly of Charles F. Moody; thence running N 83° 43' W by the above described parcel 300 feet to a point of land now or formerly of Frank E Brooks et als; thence turning and running N 24° 30' E by other land of said Brooks and others 300 feet, more or less to

061594

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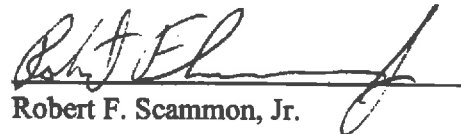
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

said Sagamore Avenue; thence turning and running southerly along said Sagamore Avenue 50 feet to said concrete bound and being the point of beginning.

Also a parcel of land situated on Sagamore Avenue in said Portsmouth and bounded and described as follows: Beginning at the northeasterly corner of the herein described parcel at the intersection of the westerly sideline of said Sagamore Avenue and land now or formerly of Allen B. Keen, said point being 100 feet S 24° 34' W along said Sagamore Avenue from the concrete bound aforementioned; thence running southerly along said Avenue 25 feet to land now or formerly of Frank E. Brooks, et als; thence turning and running N 83° 43' W by land now or formerly Frank E. Brooks, et als 300 feet, more or less, to a point; thence turning and running N 24° 30' E 25 feet by land of said Brooks, et als, to a stake at other land now or formerly of Allen B. Keen; thence turning and running Southeast 83° 43' E by other land of said Keen 300 feet to Sagamore Avenue and being the point of beginning. This parcel adjoining and lying on the southerly side of the first described parcel herein.

Being the same premises conveyed to the within Grantor by deed of Barbara Scammon dated April 25, 1995, recorded in Rockingham County Registry of Deeds, Book 3097, Page 1715.

Signed this 30th day of November, 2012.


Robert F. Scammon, Jr.

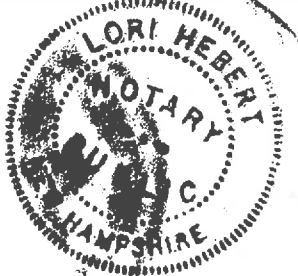
STATE OF NEW HAMPSHIRE
ROCKINGHAM COUNTY

Personally appeared this 30th day of November, 2012, Robert F. Scammon, Jr., who acknowledged that he/she/they executed the foregoing instrument as his/her/their free act and deed for the purposes contained herein.

Before me,


Lori Hebert, Notary Public

My commission expires: 05/09/2017



KNOW ALL MEN BY THESE PRESENTS, That Norman J. Smith, of P.O. Box 95, Portsmouth, County of Rockingham and State of New Hampshire,

BK2418 P0173

for consideration paid, grant to Colleen M. Hebert of 1169 Sagamore Avenue, Portsmouth, County of Rockingham and State of New Hampshire,

with warranty covenants

A certain parcel of land, together with the buildings thereon, situate on the Westerly side of Sagamore Avenue, so-called, in Portsmouth in the County of Rockingham and State of New Hampshire, more particularly bounded and described as follows:

Beginning in the Westerly sideline of the Avenue at land now or formerly of Haven L. Joy; thence running Westerly by other land of Joy, Two Hundred Ninety-three and Five Tenths (293.5) feet to land now or formerly of Ralph W. Junkins Est. et als; thence turning and running Northerly by other land of Junkins et als One Hundred Twenty-six and Thirty-two Hundredths (126.32) feet to a point at other land now or formerly of John J. and Harriet Scammon; thence turning and running Easterly by other land of Scammon Three Hundred (300) feet, more or less, to the Westerly sideline of the Avenue, thence running Southerly by the sideline Forty-seven and Sixty-five Hundredths (47.65) feet to a point, thence running Southeasterly by the sideline Forty-nine and Eight Hundredths (49.08) feet to land of Joy which is the point of beginning.

Being the same premises conveyed to Norman J. Smith and Janet S. Smith by deed of John J. Scammon et al dated July 24, 1954 and recorded in the Rockingham County Registry of Deeds in Book 1323 Page 324.



Norman J. Smith, being single ~~husband~~ ~~XXXXXX~~ release to
and grantee all rights of interest ~~XXXXXX~~ dower and homestead and other interests therein
Witness, my hand ~~XXXXXX~~ this 29th day of July 1982.

Witness

Judith A. Giles

Norman J. Smith

LS

LS

LS

State of New Hampshire

Rockingham

ss.:

July 29 1982

A D U

Personally appeared Norman J. Smith

known to me, or satisfactorily proven to be the person whose name

subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained

Before me

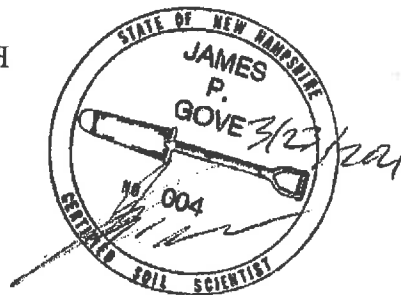
Judith A. Giles
Notary Public



GOVE ENVIRONMENTAL SERVICES, INC.

TEST PIT DATA

Project 1169 & 1171 Sagamore Avenue, Portsmouth, NH
Client Garrepy Planning Consultants, LLC
GES Project No. 2021039
MM/DD/YY Staff 03-23-2021 JP Gove, CSS # 004



Test Pit No. 1
ESHW: None Observed
Termination @ 60"
Refusal: Yes
Obs. Water: none
Lot No.:
WSPCD Group:
Roots to:
SCS Soil:
HIS Type:

Depth	Color	Texture	Structure	Consistence	Redox
Fill - 0-12"	10YR3/2	SL	Gr	Fr	None
Fill - 12-35"	10YR3/3	SL	Gr	Fr	None
Apb - 35-45"	10YR3/2	SL	Gr	Fr	None
Bwb - 45-60"	10YR4/3	SL	Om	Fr	None
Bedrock - 60"					

Test Pit No. 2
ESHW: None Observed
Termination @ 55"
Refusal: Yes
Obs. Water: none
Lot No.:
WSPCD Group:
Roots to:
SCS Soil:
HIS Type:

Depth	Color	Texture	Structure	Consistence	Redox
Ap - 0-10"	10YR3/2	SL	Gr	Fr	None
Bw - 10-55"	7.5YR3/4	SL	Gr	Fr	None
Rippable Bedrock - 55"					

Test Pit No. 3
ESHW: 31"
Termination @ 51"
Refusal: Yes
Obs. Water: none
Lot No.:
WSPCD Group:
Roots to:
SCS Soil:
HIS Type:

Depth	Color	Texture	Structure	Consistence	Redox
Ap - 0-11"	10YR3/3	SL	Gr	Fr	None
Bw - 11-31"	10YR4/4	GRSL	Gr	Fr	None
Bw2 - 31-51"	7.5YR5/4	CBSL	Om	Fr	Yes
Rippable Bedrock - 51"					

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526

Ph (603) 778 0644 / Fax (603) 778 0654

info@gesinc.biz

www.gesinc.biz

Test Pit No. 4
ESHWT: None Observed
Termination @ 33"
Refusal: Yes
Obs. Water: none

Lot No.:
WSPCD Group:
Roots to:
SCS Soil:
HIS Type:

Depth	Color	Texture	Structure	Consistence	Redox
Ap - 0-11"	10YR3/2	SL	Gr	Fr	None
Bw - 11-33"	10YR4/4	CBSL	Gr	Fr	None
Bedrock - 33"					

Test Pit No. 5
ESHWT: None Observed
Termination @ 22"
Refusal: Yes
Obs. Water: none

Lot No.:
WSPCD Group:
Roots to:
SCS Soil:
HIS Type:

Depth	Color	Texture	Structure	Consistence	Redox
Ap - 0-10"	10YR3/3	SL	Gr	Fr	None
Bw - 10-22"	10YR4/4	CBSL	Gr	Fr	None
Bedrock - 22"					

Test Pit No. 6
ESHWT: None Observed
Termination @ 2"
Refusal: Yes
Obs. Water: none

Lot No.:
WSPCD Group:
Roots to:
SCS Soil:
HIS Type:

Depth	Color	Texture	Structure	Consistence	Redox
A - 0-2"	10YR3/2	CBSL	Gr	Fr	None
Bedrock 2"					

Test Pit No. 7
ESHWT: None Observed
Termination @ 21"
Refusal: Yes
Obs. Water: none

Lot No.:
WSPCD Group:
Roots to:
SCS Soil:
HIS Type:

Depth	Color	Texture	Structure	Consistence	Redox
A - 0-21"	10YR3/3	CBSL	Gr	Fr	None
Bedrock - 21"					

Test Pit No. 8
ESHW: None Observed
Termination @ 31"
Refusal: Yes
Obs. Water: none

Lot No.:
WSPCD Group:
Roots to:
SCS Soil:
HIS Type:

Depth	Color	Texture	Structure	Consistence	Redox
Ap – 0-10"	10YR3/2	SL	Gr	Fr	None
Bw – 10-31"	10YR4/6	CBSL	Gr	Fr	None
Bedrock – 31"					

Legend:

GRLS = gravelly loamy sand
CBSL = cobbly sandy loam
SL= sandy loam
Gr = granular
Fr = friable
Om = massive
Ap = top soil
Bw = subsoil
Apb = buried topsoil
Bwb = buried subsoil

AMBIT ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

4 May 2021

Juliet Walker, Planning Director
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for TAC Workshop at 150 Daniel Street, Proposed Carriage House

Dear Ms. Walker and TAC Members:

On behalf of The Warner House we are pleased to submit the attached plan set for **TAC Workshop Review** for the above-mentioned project and request that we be placed on the agenda for your **May 11, 2021** TAC Meeting. The project includes the construction of a proposed Carriage House (replica of historic) with the associated and required site improvements.

The property is in the Municipal (Civic) District where under Section 10.560 lots are exempt from all dimensional and intensity regulations. The proposed building is setback one foot from the property lines; and is in the location of the historic structure.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions Site Plan C1 – This plan shows the property boundaries and existing site conditions in detail.
- Site Plan C2 – This plan shows the site development; proposed building, walkway, and sidewalk replacement. An existing curb cut will be removed; temporary access over the curb is sufficient.
- Utility Plan C3 – This plan shows the site utilities in detail. Proposed water, sewer, electric and communications connections to Chapel Street.

We look forward to the TAC review of this submission and feedback on the proposed design.

Sincerely,

John Chagnon

John R. Chagnon, PE
CC: Project Team



LOCUS MAP

SCALE: 1" = 100'






Map 10.5A21A

Character Districts and Civic Districts


Legend

-  Downtown Overlay District
-  Historic District


Character Districts

	CD5	Character District 5
	CD4	Character District 4
	CD4-W	Character District 4-W
	CD4-L1	Character District 4-L1
	CD4-L2	Character District 4-L2

Civic District

	Civic District
---	----------------

Municipal District

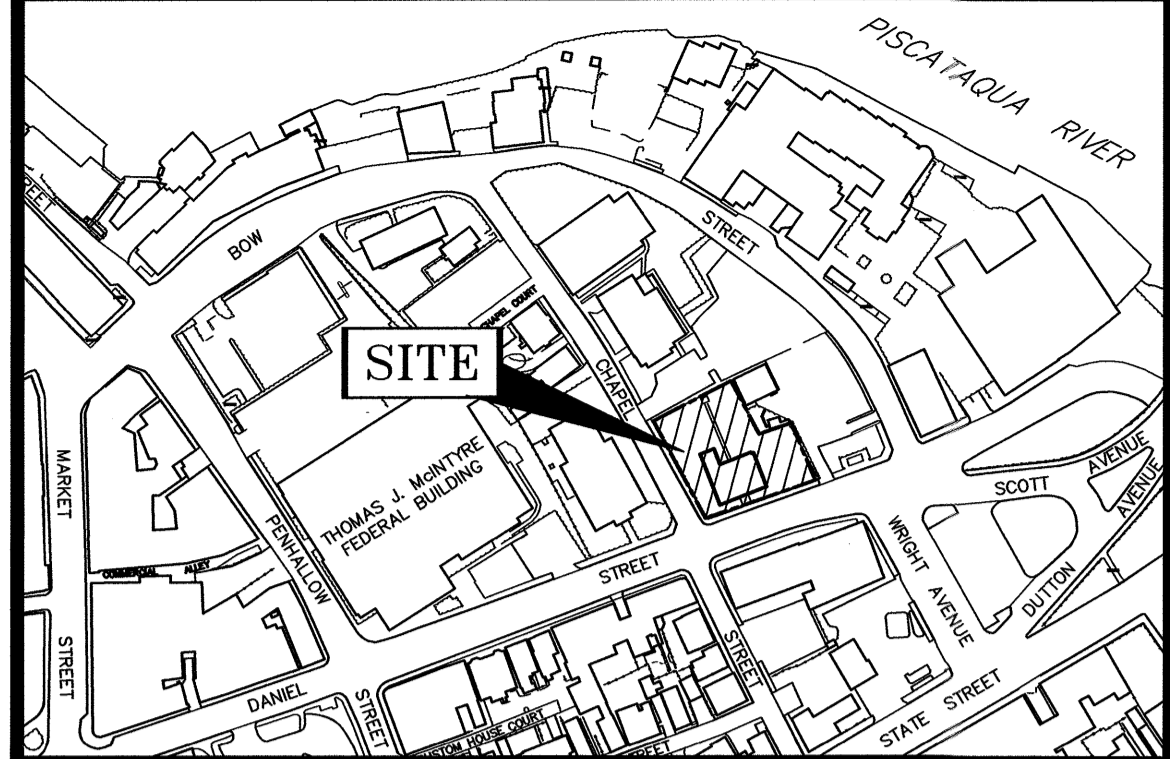
	Municipal District
---	--------------------

SCALE: 1" = 100'

207

<u>EXISTING</u>	<u>PROPOSED</u>	
		PROPERTY LINE
		SETBACK
		SEWER PIPE
		SEWER LATERAL
		GAS LINE
		STORM DRAIN
		WATER LINE
		WATER SERVICE
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC/WIRES
		FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
		CONTOUR
		SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
		SHUT OFFS (WATER/GAS)
		GATE VALVE
		HYDRANT
		CATCH BASIN
		SEWER MANHOLE
		DRAIN MANHOLE
		TELEPHONE MANHOLE
		PARKING SPACE COUNT
		PARKING METER
		LANDSCAPED AREA
		TO BE DETERMINED
		CAST IRON PIPE
		COPPER PIPE
		DUCTILE IRON PIPE
		POLYVINYL CHLORIDE PIPE
		REINFORCED CONCRETE PIPE
		ASBESTOS CEMENT PIPE
		VITRIFIED CLAY PIPE
		EDGE OF PAVEMENT
		ELEVATION
		FINISHED FLOOR
		INVERT
		SLOPE FT/FT
		TEMPORARY BENCH MARK
		TYPICAL





LOCATION MAP

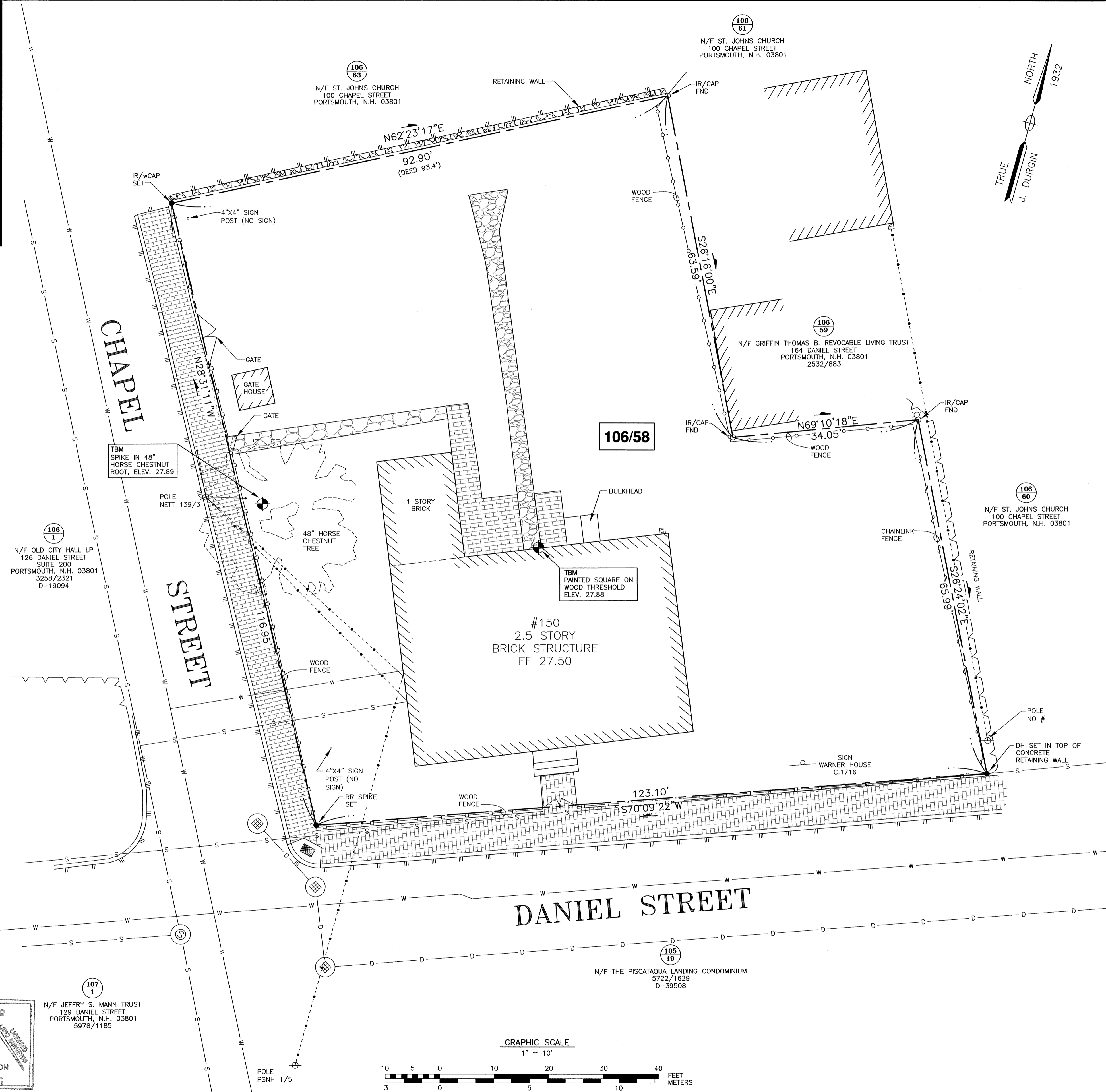
SCALE: 1" = 200'

LEGEND:

- N/F NOW OR FORMERLY
RP RECORD OF PROBATE
RCRD ROCKINGHAM COUNTY
RR SPK REGISTRY OF DEEDS
RAILROAD SPIKE
MAP 11/LOT 21
IRON ROD FOUND
IRON PIPE FOUND
IRON ROD SET
DRILL HOLE FOUND
DRILL HOLE SET
STONE BOUND

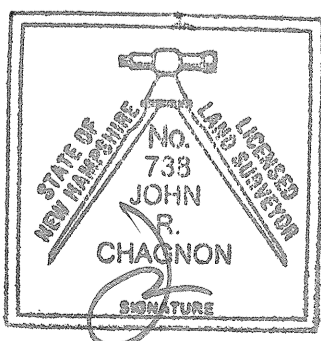
PLAN REFERENCES:

- 1) PLAN OF LOT, DANIEL ST. COR. BOW ST., PORTSMOUTH, N.H. SCALE: 1 INCH = 20 FEET DATED 1928 BY JOHN W. DURGIN, CIVIL ENGINEER, PLAN 908, NOT RECORDED.
2) PLAN OF LOT, 150 DANIEL ST., PORTSMOUTH, N.H. SCALE: 1 IN. = 20 FT. DATED JAN. 1932 BY JOHN W. DURGIN, CIVIL ENGINEER. NOT RECORDED.
3) PLAN OF LOT, BADGER FARM CREAMERIES, BOW ST., PORTSMOUTH, N.H. SCALE: 1 IN. = 10 FT. DATED JULY 1944 BY JOHN W. DURGIN, CIVIL ENGINEER. FILE # 317, PLAN # 8174, NOT RECORDED.
4) PLAN OF LAND, PORTSMOUTH, N.H. THE WARNER HOUSE ASSOCIATION, SCALE: 1 IN. = 10 FT. DATED AUGUST 1982, BY JOHN W. DURGIN ASSOCIATES, FILE # 1394, PLAN # 50067, NOT RECORDED.
5) CITY HALL, PLAN OF LAND, PREPARED FOR CITY OF PORTSMOUTH, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 20', DATED JUNE 22, 1988 BY THOMAS F. MORAN, INC., RCRD PLAN D-19094.
6) STANDARD PROPERTY SURVEY FOR PROPERTY AT 164 DANIEL STREET, PORTSMOUTH, ROCKINGHAM COUNTY, NEW HAMPSHIRE, OWNED BY THOMAS B. GRIFFIN, SCALE: 1" = 10', DATED 2/9/07. BY EASTERLY SURVEYING, DRAWING NO. 06850. NOT RECORDED.
7) PLAT OF LAND, 135 (aka 143) DANIEL STREET, PORTSMOUTH, NEW HAMPSHIRE, ASSESSOR'S PARCEL 105-19. OWNER CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED 12/04/2012, BY JAMES VERRA AND ASSOCIATES, INC. RCRD PLAN D-37569.



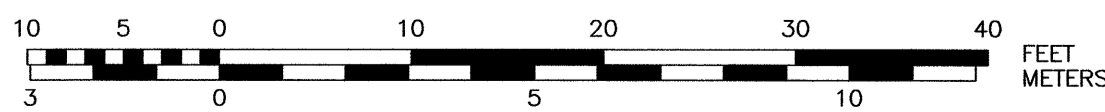
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

JOHN R. CHAGNON, LLS
DATE 5.4.21



N/F JEFFRY S. MANN TRUST
129 DANIEL STREET
PORTSMOUTH, N.H. 03801
5978/1185

GRAPHIC SCALE
1" = 10'



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 438-2315

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 106 AS LOT 58.
2) OWNERS OF RECORD:
WARNER HOUSE ASSOCIATION
P. O. BOX 895
PORTSMOUTH, N.H. 03802
879/372
3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. JANUARY 29, 2021.
4) EXISTING LOT AREA:
13,356 S.F.
0.3066 AC.
5) PARCEL IS LOCATED IN THE HISTORIC AND CIVIC DISTRICTS.
6) DIMENSIONAL REQUIREMENTS: SEE ORDINANCE.
7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON TAX MAP 106, LOT 58.
8) DATUM: NAVD 1988-MEAN SEA LEVEL
BENCHMARK: PID 0C0289, V31 USGS DISC

THE WARNER HOUSE
ASSOCIATION
150 DANIEL STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	GENERAL UPDATES	5/4/21
1	MONUMENTS SET	8/8/13
0	ISSUED FOR COMMENT	7/30/13

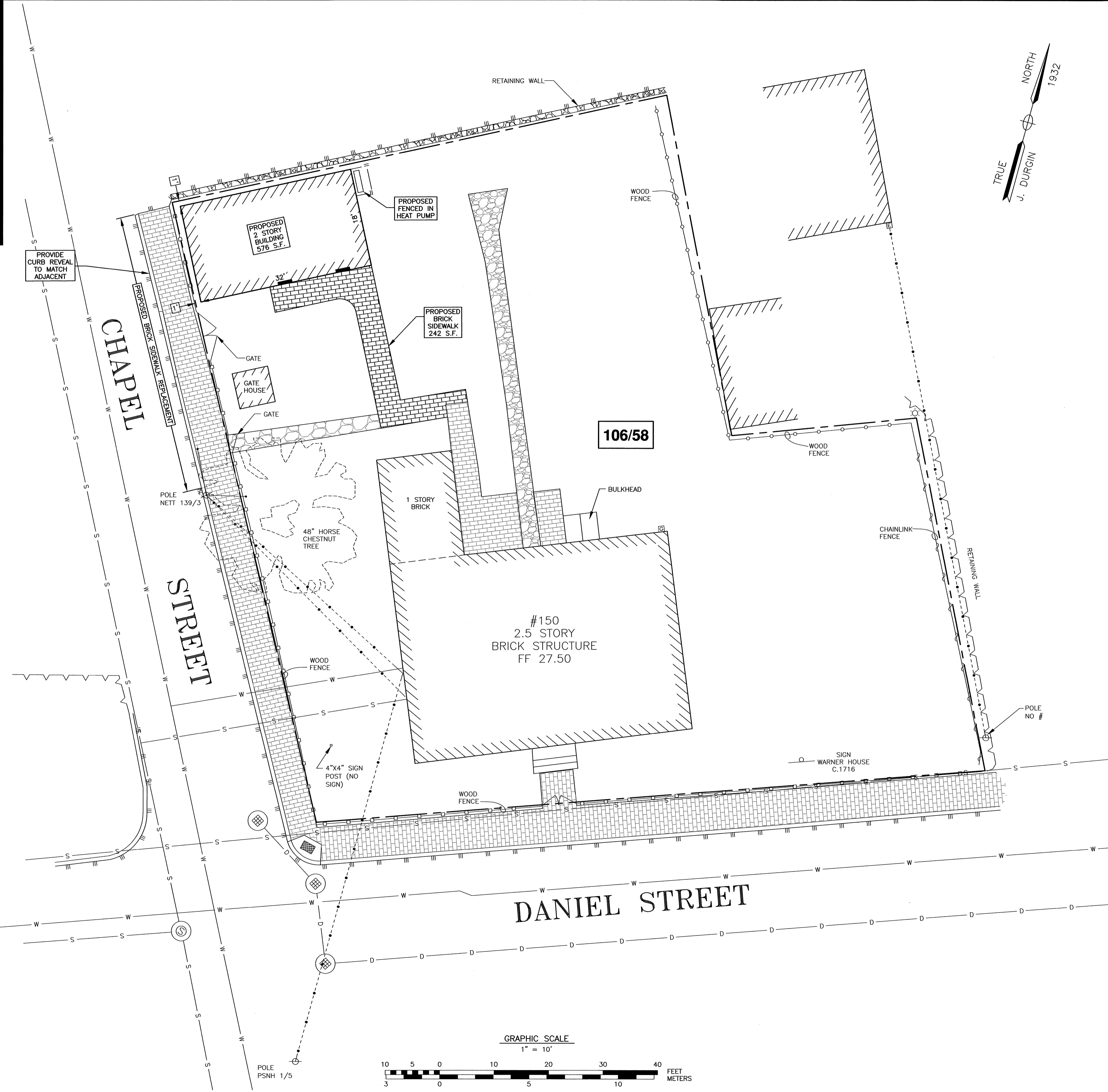
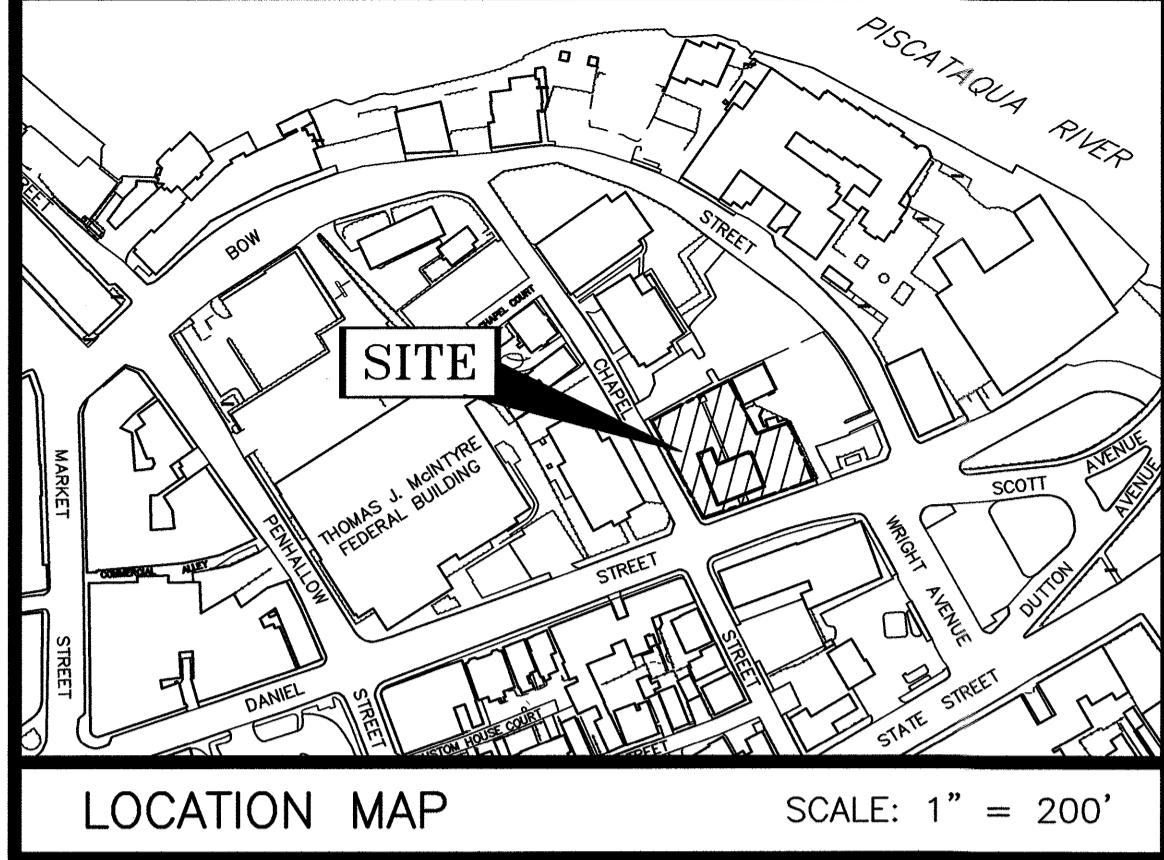
REVISIONS

SCALE: 1" = 10'

JUNE 2013

EXISTING CONDITIONS
SITE PLAN

C1



PORTSMOUTH APPROVAL CONDITIONS NOTE:
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____

DATE _____



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

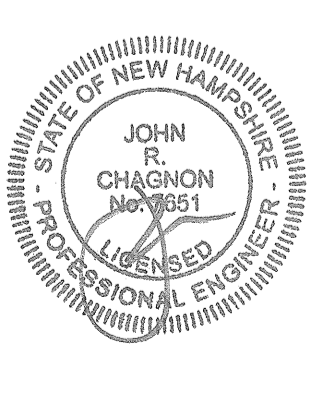
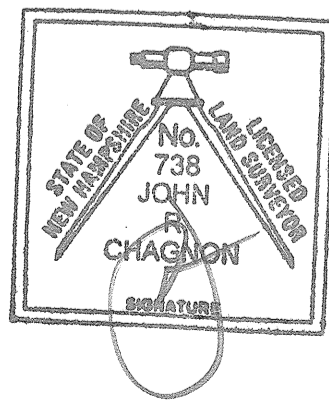
NOTES:

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- 2) OWNERS OF RECORD:
WARNER HOUSE ASSOCIATION
P. O. BOX 895
PORTSMOUTH, N.H. 03802
879/372
- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
13,356 S.F.
0.3066 AC.
- 5) PARCEL IS LOCATED IN THE HISTORIC AND CIVIC DISTRICTS.
- 6) DIMENSIONAL REQUIREMENTS: SEE ORDINANCE
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON TAX MAP 106, LOT 58.
- 8) DATUM: NAVD 1988-MEAN SEA LEVEL
BENCHMARK: PID 0C0289, V31 USGS DISC

**THE WARNER HOUSE
ASSOCIATION
150 DANIEL STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	5/4/21

REVISIONS



SCALE: 1" = 10'

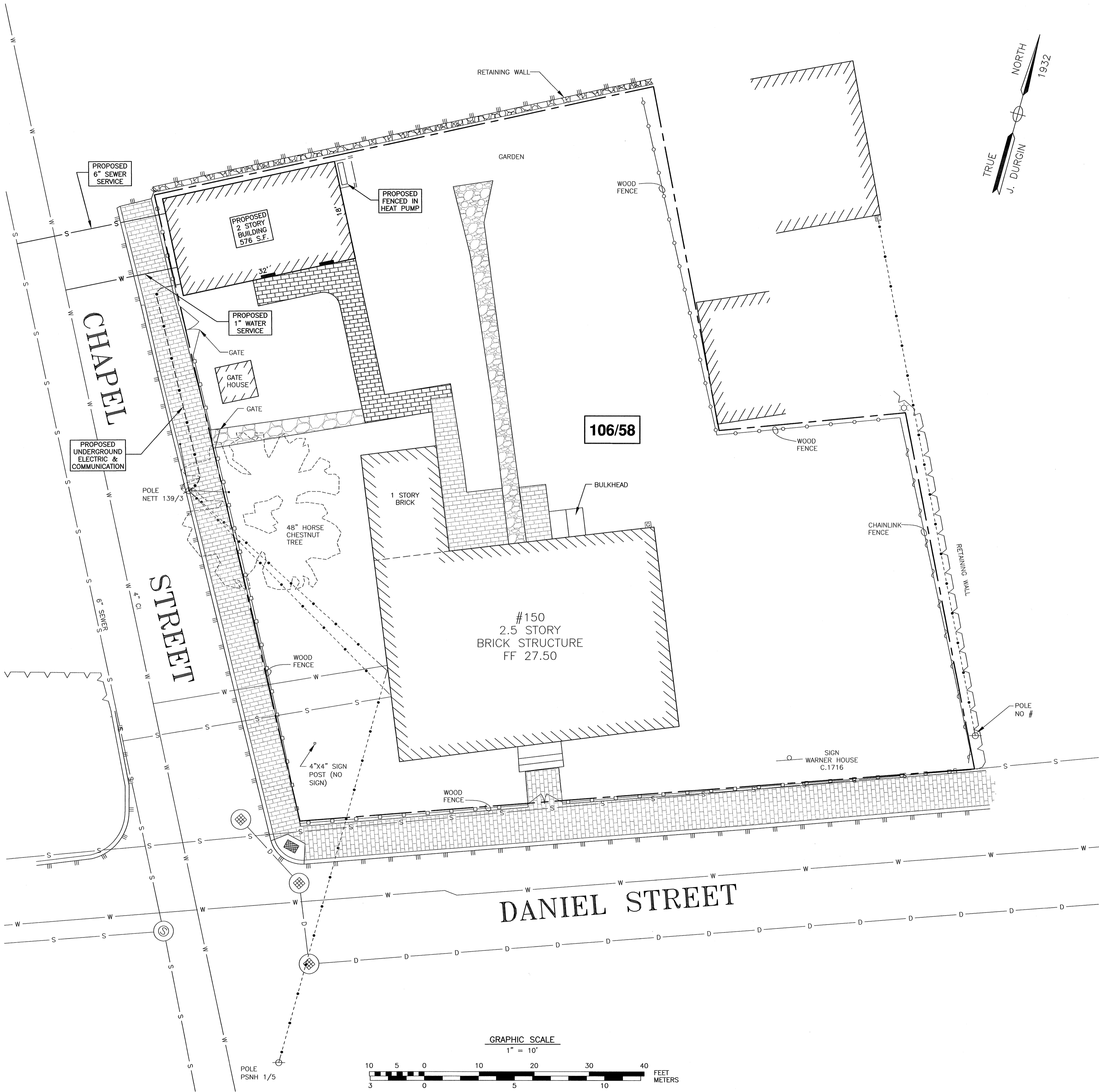
MAY 2021

**SITE
PLAN**

C2

UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 4) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
- 5) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ABUTTING PROPERTIES THROUGHOUT CONSTRUCTION.
- 6) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 7) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 8) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 9) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 10) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 11) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 12) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 13) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWING TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 14) A 10-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 15) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 16) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 17) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 18) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.
- 19) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 20) CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION, PARTICULARLY WATER MAIN AND GAS MAIN CONSTRUCTION AS TO MAINTAIN CONTINUOUS SERVICE TO ABUTTING PROPERTIES.



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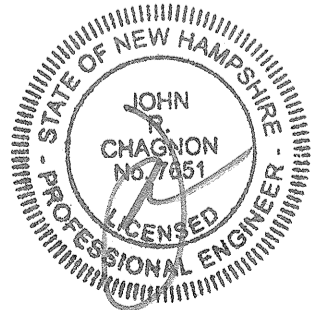
NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) INSTALL CATCH BASIN INLET PROTECTION ON DOWNSTREAM CATCH BASINS UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
- 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
- 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
- 7) EVERSOURCE WORK ORDER TBD.
- 8) PROPOSED SEWER FLOW:
OFFICE:
5 GPD/100 S.F.
1152 X 5/100 = 58 GPD
- 9) COMMUNICATIONS CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.

**THE WARNER HOUSE
ASSOCIATION
150 DANIEL STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	5/4/21

REVISIONS



SCALE: 1" = 10' MAY 2021

UTILITY
PLAN

C3