

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**NOTES**

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT A CONCEPTUAL MULTI-FAMILY RESIDENTIAL BUILDING TOGETHER WITH ASSOCIATED PARKING AND ACCESSWAYS.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, SAGAMORE GROVE & WENTWORTH HOUSE ROAD, PORTSMOUTH, N.H., ASSESSOR'S PARCELS 201-2, 201-9, 201-10 & 209-11" BY JAMES VERRA AND ASSOCIATES, INC., DATED NOVEMBER 22, 2021.
- WETLANDS DELINEATION 12/2015 & 11/2019 BY MICHAEL CUOMO, NHCWS# 4, 6 YORK POND RD, YORK, ME 03909.
- ZONES: MRB (MIXED RESIDENTIAL BUSINESS)
- PROJECT PARCEL: TAX MAP 201 LOT 2 42,930 S.F. (±0.99 AC.)
- DIMENSIONAL REQUIREMENTS:**

	MRB	PROVIDED
MIN. LOT AREA:	7,500 S.F. (0.17 AC.)	42,929 S.F.
LOT AREA PER DWELLING:	7,500 S.F.	±7,155 S.F.
MIN. STREET FRONTAGE:	100'	±194'
MIN. LOT DEPTH:	80'	±212'
FRONT SETBACK:	5' (±17' EXISTING)	±20.6' / ±12.8'
SIDE SETBACK:	10' (±21' EXISTING)	±15.1'
REAR SETBACK:	15' (±11' EXISTING)	±122.6'
MAX. BUILDING HEIGHT:	30' (FLAT ROOF)	28.85'
	(±22' - EXISTING TWO STORIES)	
MULTI-FAM. BLDG. LENGTH:	160' (MAX)	±105'
MAX. BUILDING COVERAGE:	40% (±12.2% EXISTING)	±17.9%
DWELLING UNITS PER BLDG:	8 (MAX)	6
MIN. OPEN SPACE:	25% (±45.4% EXISTING)	±55.0%
WETLAND BUFFER:	100' (80' EXISTING)	84±'
WETLAND LIMITED CUT:	50'	50'
WETLAND NO-CUT:	25'	25'
DRIVEWAY/RD/PARKING/BLDG:	±52.2% (EXISTING)	±42.2%
- ZONING - THE FOLLOWING TWO VARIANCES WERE GRANTED ON SEPTEMBER 21, 2021.
  - SECTION 10.1114.31 - TO ALLOW TWO (2) DRIVEWAYS WHERE ONE (1) IS PERMITTED.
  - ZONING SECTION 10.521 - TO ALLOW A DENSITY OF SIX (6) DWELLING UNITS WHERE 5.7 ARE PERMITTED.
- AREA OF DISTURBANCE UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT NOT REQUIRED.
  - LOT AREA IN WETLAND: ±400 S.F. (±0.9%)
  - LOT AREA IN WETLAND & WETLAND BUFFER: ±13,650 S.F. (±31.8%)
  - EXISTING LOT IMPERVIOUS IN WETLAND BUFFER: ±760 S.F. (±1.8%)
  - PROPOSED LOT IMPERVIOUS IN WETLAND BUFFER: 0 S.F. (0%)
- PARKING REQUIREMENTS:**

DWELLING UNITS: 1.3 SPACES PER DWELLING UNIT  
6 UNITS x 1.3 = 7.8 SPACES REQUIRED

TOTAL PARKING PROVIDED: 16 SPACES (INTERIOR)  
5 SPACES (EXTERIOR)  
21 SPACES TOTAL

NO MAXIMUM REQUIREMENT

EXISTING PARKING SPACES: 15 PAVED  
11 GRAVEL (APPROX)  
26 TOTAL
- BICYCLE PARKING WILL BE PROVIDED IN THE BASEMENT OF THE BUILDING.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN UPLAND AREAS SHOWN THEREON. IF ADEQUATE ON-SITE SNOW STORAGE IS NOT AVAILABLE, THE SNOW SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED.
- THE PROPOSED LIGHTING SHALL BE DARK SKY FRIENDLY.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- THIS 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.
- INSTALL SIGN INDICATING SENSITIVE RESOURCE, "SENSITIVE RESOURCE AREA / WETLAND BUFFER" OR APPROVED EQUAL.
- ALL FERTILIZER USED ON SITE SHALL BE SLOW RELEASE FERTILIZER.



133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com



**NOT FOR CONSTRUCTION**

ISSUED FOR: PLANNING BOARD

ISSUE DATE: MAY 5, 2022

**REVISIONS**

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMITTAL	CDB	11/02/21
1	TAC WS COMMENTS	CDB	11/22/21
2	INITIAL NHDES SUBMISSION	CDB	12/03/21
3	CONDITIONS OF APPROVAL	CDB	05/05/22

DRAWN BY: \_\_\_\_\_ CDB  
APPROVED BY: \_\_\_\_\_ EDW  
DRAWING FILE: 5079-SITE.dwg

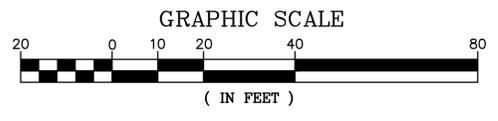
SCALE: 22"x34" 1" = 20'  
11"x17" 1" = 40'

OWNER / APPLICANT:  
**SAGAMORE CORNER, LLC**  
273 CORPORATE DRIVE  
PORTSMOUTH, NH 03801

PROJECT:  
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
960 SAGAMORE ROAD  
PORTSMOUTH, NH 03801  
TAX MAP 201, LOT 2

TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C-2**



## EASEMENT DEED

NOW COMES **Sagamore Corner, LLC**, a New Hampshire limited liability company with an address of 273 Corporate Drive, Suite 150, Portsmouth, New Hampshire, 03801, and grants to the **City of Portsmouth, New Hampshire**, a municipal corporation with an address of 1 Junkins Avenue, Portsmouth, New Hampshire, 03801, with QUITCLAIM COVENANTS, a public right of way for all purposes for which a public way may be utilized across the following described parcel of land:

### **New Easement Area:**

A certain tract or parcel of land lying on the easterly side of Sagamore Avenue, a public right of way and the southerly side of Sagamore Grove, a public right of way in Portsmouth, County of Rockingham, State of New Hampshire, as depicted on the "Recording Site Plan" for the "Proposed Multifamily Residential Development, 960 Sagamore Road, Portsmouth, NH 03820" for Sagamore Corner, LLC, prepared by Altus Engineering, Inc., to be recorded, said tract being bounded and described as follows:

Beginning at a survey spike set in the pavement on the easterly side of said Sagamore Ave and the southerly side of said Sagamore Grove, said spike bears South 13° 03' 20" East (NH State Plane Coordinate System, NAD 1983) a distance of 31.07 feet from the northwest corner of land of Sagamore Corner, LLC Assessor's Parcel 201-2, thence by the southerly sideline of Sagamore Grove South 88° 01' 26" East a distance of 34.45 feet to a point;

Thence continuing over land of said Sagamore Corner, LLC, Assessor's Parcel 201-2, South 79° 30' 43" West a distance of 33.30 feet to a point on the easterly sideline of Sagamore Ave;

Thence by the sideline of said Sagamore Ave North 13° 03' 20" West a distance of 7.44 feet to the true point of beginning.

Said easement contains 124 square feet.

Meaning and intending to convey an access easement across the premises conveyed to Sagamore Corner, LLC by Warranty Deed of Wentworth Corner, LLC dated November 3, 2021, recorded at Rockingham County Registry of Deeds at Book 6350, Page 364.

**Sagamore Grove Right of Way:**

The above described “new easement area” shall be added to the existing easement and public right of way for Sagamore Grove as described in the Acknowledgment and Release from the owners of Sagamore Grove to the City of Portsmouth, recorded at Rockingham County Registry of Deeds at Book 3231, Page 469. With the addition of the easement area described above, the public right of way for Sagamore Grove is described as follows:

A certain tract or parcel of land lying on the easterly side of Sagamore Avenue in Portsmouth, County of Rockingham, State of New Hampshire, bounded and described as follows:

Beginning at the northwest corner of land of Sagamore Corner, LLC, Assessor’s Parcel 201-2 and the southwest corner of land now or formerly of 955 Sagamore Realty Trust thence by land of said Sagamore Realty Trust and land now or formerly of the William L. Pingree 2013 Rev Trust South  $88^{\circ} 00' 32''$  East (NH State Plane Coordinate System, NAD 1983) a distance 254.00 feet to an iron pipe found;

Thence by land of said Pingree 2013 Rev. Trust and land now or formerly of Lucian Szmyd and Diane M. Szmyd South  $74^{\circ} 18' 32''$  East a distance of 47.13 feet to a point at land now or formerly of Walter J. Allen;

Thence across said Sagamore Grove and land of said Allen South  $21^{\circ} 13' 37''$  West a distance of 31.32 feet to an iron rod set at land of said Allen;

Thence over land of said Sagamore Corner, LLC, Assessor’s Parcel 201-2 on the following courses:

North  $72^{\circ} 30' 59''$  West a distance of 40.41 feet to a found iron rod;

North  $88^{\circ} 01' 26''$  West a distance of 208.02 feet to a point;

South  $79^{\circ} 30' 43''$  West a distance of 33.30 feet to a point on the easterly sideline of said Sagamore Avenue;

Thence by said Sagamore Avenue North  $13^{\circ} 03' 20''$  West a distance of 38.41 feet to the point of beginning.

Reference is made to RCRD Bk 3231 Pg 469 and RCRD Plan D-25616.

Dated this \_\_\_\_ day of April, 2022.

Sagamore Corner, LLC

By: \_\_\_\_\_  
Eric S. Katz, Member

State of New Hampshire  
County of Rockingham

Then personally appeared Eric S. Katz, as member of Sagamore Corner, LLC, and acknowledged that he executed the above Easement Deed as his free act and deed on behalf of the limited liability company, before me, this \_\_\_\_ day of April, 2022.

\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires: