

LEGEND:

DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
TBS	TO BE SET
LSA	LANDSCAPE AREA
INV.	INVERT
ELV.	ELEVATION
FF	FINISHED FLOOR
SWL	SINGLE WHITE LINE
DYL	DOUBLE YELLOW LINE
MAP 21 LOT 8	
BENCHMARK	
RAILROAD SPIKE	
BOUND	
IRON ROD/PIPE FOUND	
SET 5/8" REBAR WITH SURVEYOR'S CAP	
UTILITY POLE	
CATCH BASIN	
SEWER MANHOLE	
HYDRANT	
GATE VALVE	
GAS/WATER SHUTOFF	
TREES	
GAS/ELECTRIC METER	
LIGHT POLE	
MAIL BOX	
AIR CONDITIONER	
SIGN	
ELECTRIC HANDHOLD	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
STONE WALL	
FENCE	
TREELINE	
MINOR FOOT CONTOUR	
MAJOR FOOT CONTOUR	
WETLAND FLAG/WETLAND	
FRESH WATER WETLAND LINE	
WETLAND BUFFER LINE	
STORM DRAIN LINE	
OVERHEAD UTILITY LINE	

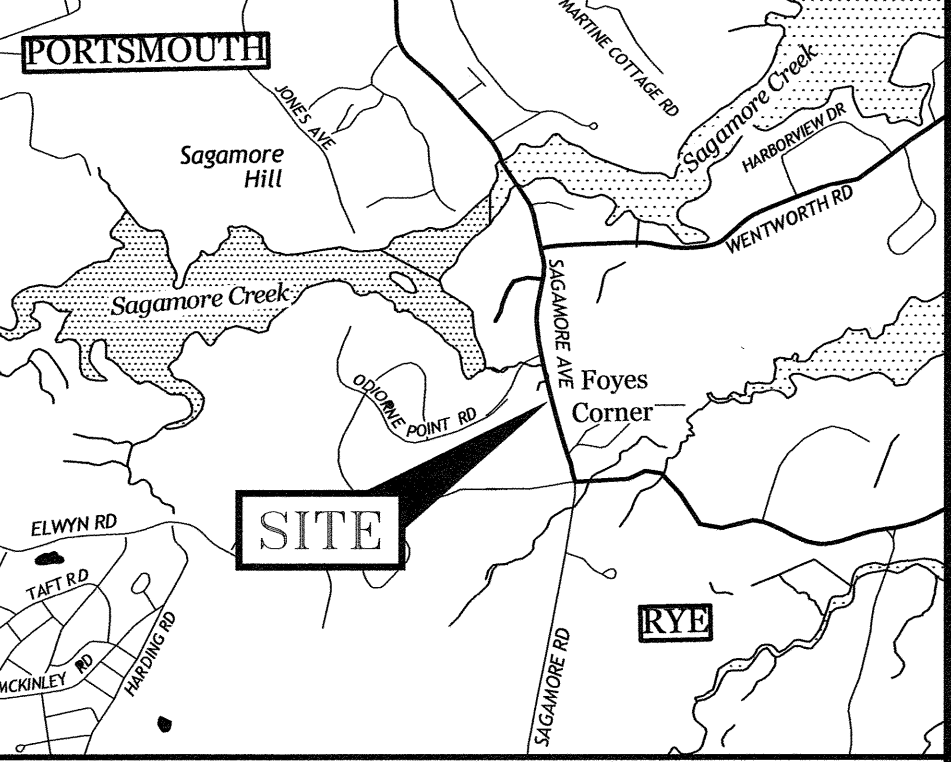
"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

Philip A. Yetman, LLS 1122 3/6/2025
DATE

PLAN REFERENCES:

- 1) PLAN OF LAND OF BROOKS, JUNKINS & WALKER, SAGAMORE AVE. PORTSMOUTH & RYE, N.H., PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, DATED: JUNE 1953, SCALE: 1"=100'. FROM THE FILES OF JOHN W. DURGIN, FILE NO. 1781 PLAN NO. 8282.. NOT RECORDED.
- 2) DEFINITIVE SUBDIVISION PLAN OF LAND, TUCKER'S COVE, PORTSMOUTH, N.H., PREPARED BY: LANDTECH CONSULTANTS, INC., DATED: FEBRUARY 18, 1993, SCALE: 1"=50'. RCRD D-24827.
- 3) THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION R.O.W. PLANS, BETTERMENT N.H. PROJECT NO. 12595, N.H. ROUTE 1-A, TOWN OF RYE, COUNTY OF ROCKINGHAM. PREPARED BY: MAGUIRE GROUP, INC., DATED: JULY 3, 2003, SCALE: 1 CM=1 M. NOT RECORDED.
- 4) PLAN OF LAND 25 SAGAMORE ROAD RYE, NEW HAMPSHIRE, ASSESSOR'S PARCEL 024-021, OWNER: BLUESTONE PROPERTIES OF RYE, LLC. PREPARED BY: JAMES VERRA AND ASSOCIATES, INC., DATED: 6-18-2013, SCALE: 1"=20'. RCRD D-37870.
- 5) PROPERTY AND SITE PLAN FOR MICHAEL T. SCHAFER SAGAMORE ROAD RYE, N.H.. PREPARED BY: E.J. COTE & ASSOCIATES, INC., DATED: AUGUST 1993, SCALE: 1"=20'. RCRD C-22682.
- 6) SITE PLAN DRY CLEANER AND ART GALLERY 11 SAGAMORE ROAD RYE, N.H.. PREPARED BY: JONES & BEACH ENGINEERS, INC., DATED: 1/5/2009, SCALE: 1"=20'. RCRD D-35960.
- 7) PLAN OF LAND ON SAGAMORE CREEK, PORTSMOUTH, N.H., OWNED BY JOSIAH F. ADAMS. PREPARED BY: E.M. HUNT, DATED: MARCH 1908, SCALE 1"=100'. RCRD #00254.

NORTH
NAD83(2011)
GRID
NHSPC



LOCATION MAP SCALE: 1" = 2,000'

NOTES:

1. PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 224 AS LOTS 7 & 8 AND RYE ASSESSOR'S MAP 24 AS LOT 27.
2. OWNERS OF RECORD:
MAP 224 LOT 8:
HAT TRICK REAL ESTATE, LLC
1185 SAGAMORE AVENUE
PORTSMOUTH, N.H. 03801
5944/2373
MAP 224 LOT 7 (PORTSMOUTH) & MAP 24/27 (RYE):
TEE TIME REAL ESTATE, LLC
1185 SAGAMORE AVENUE
PORTSMOUTH, N.H. 03801
5944/2918
3. PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0286F, EFFECTIVE JANUARY 29, 2021.
4. EXISTING LOT AREAS:
MAP 224 LOT 8:
19,778 S.F.
0.45 ACRES
MAP 224 LOT 7 & MAP 24 LOT 27:
19,786 S.F.
0.45 ACRES
5. MAP 224 LOT 8 IS LOCATED IN THE (MRB) MIXED RESIDENTIAL BUSINESS DISTRICT. MAP 224 LOT 7 IS LOCATED IN THE (MRB) MIXED RESIDENTIAL BUSINESS DISTRICT (PORTSMOUTH) AND THE (C) COMMERCIAL DISTRICT IN RYE (MAP 24 LOT 7).
6. DIMENSIONAL REQUIREMENTS:
MIXED RESIDENTIAL BUSINESS (MRB) PORTSMOUTH
MINIMUM LOT AREA: 7,500 S.F.
FRONTAGE: 100 FEET
SETBACKS: FRONT: 5 FEET
SIDE: 10 FEET
REAR: 15 FEET
MAXIMUM STRUCTURE HEIGHT: 15 FEET
FLAT ROOF 30 FEET
SLOPED ROOF 40 FEET
MAXIMUM STRUCTURE COVERAGE: 40%
MINIMUM OPEN SPACE: 25%
COMMERCIAL (C) RYE
MINIMUM LOT AREA: 44,000 S.F.
FRONTAGE: 150 FEET
SETBACKS: FRONT: 30 FEET
SIDE: 20 FEET
REAR: 24 FEET
MAXIMUM STRUCTURE HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 75%
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF ASSESSOR'S TAX MAP 224, LOTS 7 & 8 IN THE CITY OF PORTSMOUTH AND ASSESSOR'S MAP 24 LOT 27 IN THE TOWN OF RYE.
8. VERTICAL DATUM IS NAVD83. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
9. ABUTTER INFORMATION TAKEN FROM THE TOWN OF RYE ASSESSOR'S GIS WEBSITE.
10. BUILDING MEASUREMENTS SHOWN HEREON ARE TO SIDING.

0	3/6/25	ISSUED FOR COMMENT	RJB	PAY
REV	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

SITE SURVEY



PROJECT
HAT TRICK REAL ESTATE, LLC
1185-1187 SAGAMORE AVENUE PORTSMOUTH, N.H.

TITLE
EXISTING CONDITIONS PLAN

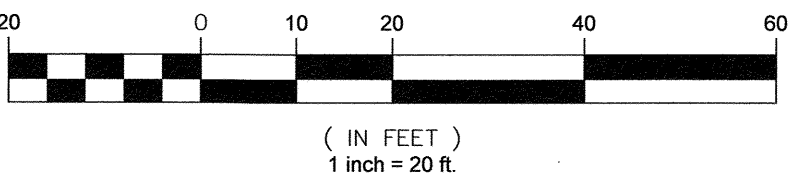
EXISTING CONDITIONS PLAN			
	DATE	SCALE	
	FEBRUARY 2025		1"=20'
	DRAWN BY	DESIGNED BY	CHECKED BY
	RJB	---	PAY
	PROJECT No. 5010508	FIELD BOOK/PAGE FB 244 PG 77	
DRAWING No.	REV.		
V-101			0

FILE LOCATION: P:\NH05010508-HAT TRICK-LLC001-1185 & 1187 SAGAMORE AVE - PORTSMOUTH - JRC02-CAD-FILE05010508-AVE-CDWG-2025.03.06.11.08.AM

WETLAND NOTES:

- 1) WETLAND DELINEATION WAS PERFORMED ON 1/23/25 BY SAM HAYDEN, PWS,CWS.
- 2) DELINEATION STANDARDS UTILIZED:
A) U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 (JAN. 1987), AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012.
B) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2, USDA-NRCS, 2018 AND (FOR DISTURBED SITES) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4. NEIWPCC WETLANDS WORK GROUP (APRIL 2019).
C) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4 NEW ENGLAND HYDRIC SOIL TECHNICAL COMMITTEE, JUNE 2020.
D) NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST (REGION 1). USFWS (MAY 1988).
- 3) WETLAND FLAGS WERE FIELD LOCATED BY HALEY WARD, INC.

GRAPHIC SCALE



P:\NH\5010508.dwg, Title: C101-1185 & 1187 Sagamore Ave., Portsmouth - JRC\JC-CAD\Title\City\5010508.dwg, C:\SP-3.dwg, 10/28/2025 9:22:14 AM, DWG To PDF.plt

C

B

A

PARCEL INFORMATION

MAP / LOT:	MAP 224, LOT 7 & 8 (PORTSMOUTH) MAP 24, LOT 27 (RYE)
LOT AREA (ACRES):	.90 ACRES
ZONE OR DISTRICT:	MRB - PORTSMOUTH, C - RYE
EXISTING USE:	RESIDENTIAL / BUSINESS
FLOOD ZONE:	N/A
WATER:	PUBLIC
SEWER:	PRIVATE
RECORD OWNER:	HAT TRICK REAL ESTATE, LLC (224/7), TEE TIME REAL ESTATE, LLC (224/8 & 24/27)

SITE DEVELOPMENT DATA

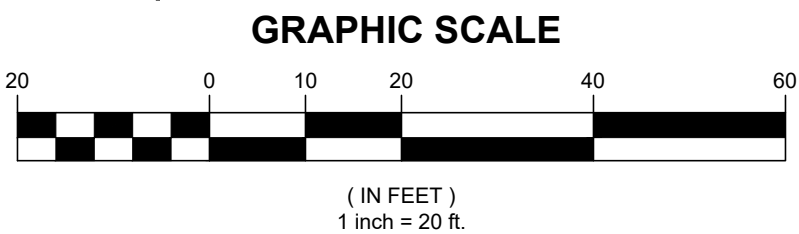
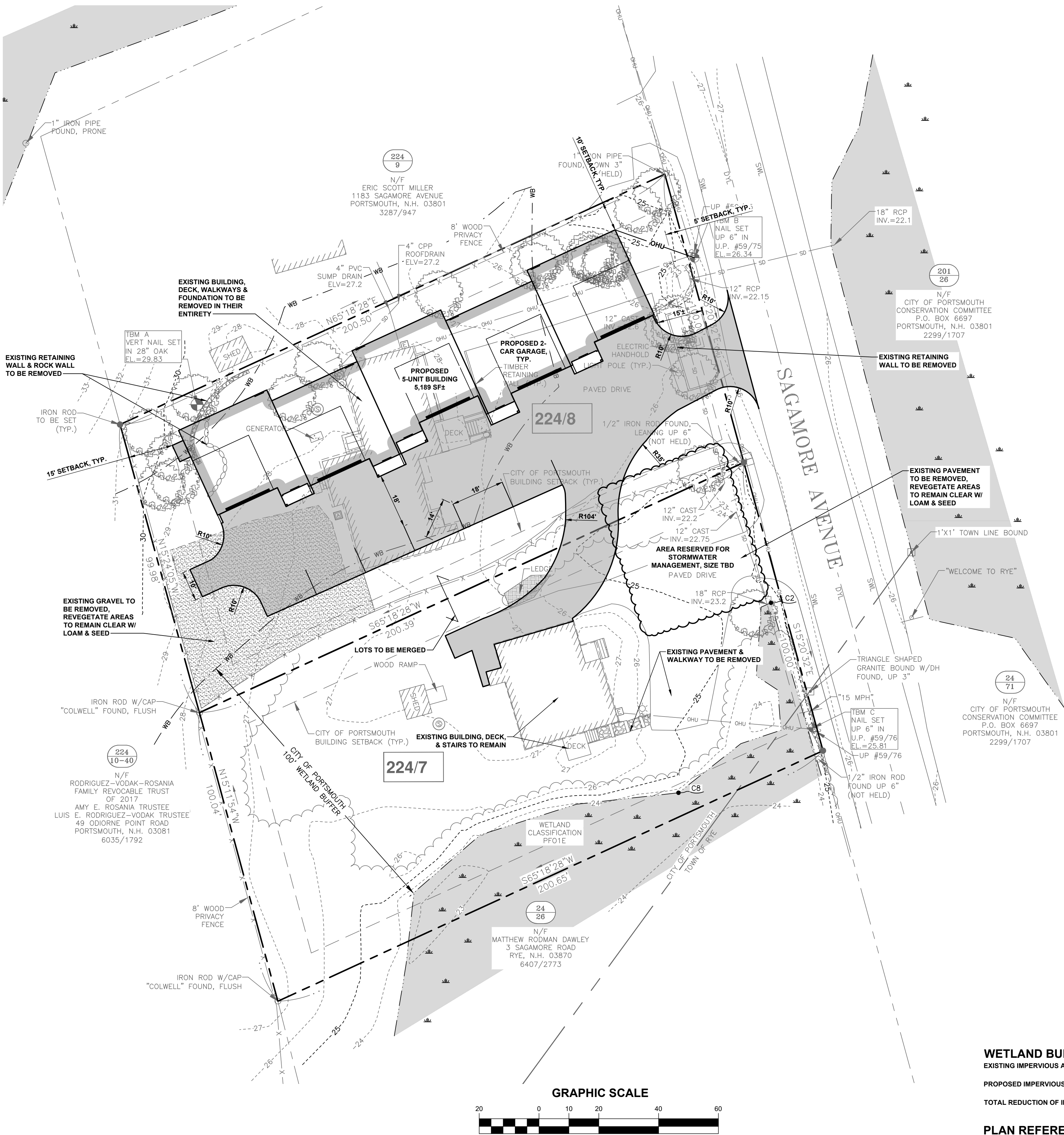
	SF	AC
EXISTING IMPERVIOUS (TO BE REMOVED):	14391	0.33
NEW BUILDINGS	5189	0.12
NEW PAVEMENT	7517	0.17
NEW IMPERVIOUS:	12706	0.29
TOTAL PROPOSED IMPERVIOUS:	12706	0.29
TOTAL DEVELOPED:		0.00

DESIGN STANDARDS - PORTSMOUTH MRB

	REQ'D	PROVIDED
LOT AREA PER DWELLING UNIT (SF)	7500	6,594
MINIMUM ROAD FRONTAGE (FT)	100	200
MINIMUM SETBACK, FRONT YARD (FT)	5	15
MINIMUM SETBACK, SIDE YARDS (FT)	10	10
MINIMUM SETBACK, REAR YARDS (FT)	15	15
MAXIMUM STRUCTURE COVERAGE	40%	13%
MAXIMUM BUILDING HEIGHT (FT)	30 (FLAT ROOF), 40 (SLOPED ROOF)	TO COMPLY

PROJECT INFORMATION

APPLICANT:	HAT TRICK REAL ESTATE, LLC
	1185 SAGAMORE AVENUE
	PORTSMOUTH, NH 03801
ENGINEER:	HALEY WARD, INC.
	ATTN: DREW OLEHOWKI, PE
	200 GRIFFIN ROAD
	UNIT 4
	PORTSMOUTH, NEW HAMPSHIRE 03801



LOCATION MAP: USGS QUADRANGLE: PORTSMOUTH
SCALE: 1"=2000'
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LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
BENCHMARK	⊙	⊙
SURVEY STATION	⊙	⊙
MANHOLE	⊙	⊙
UTILITY POLE	⊙	⊙
WELL	⊙	⊙
WATER VALVE	⊙	⊙
SIGN	⊙	⊙
CATCH BASIN	⊙	⊙
HYDRANT	⊙	⊙
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	--- 100 ---	--- 100 ---
MINOR FOOT CONTOUR	--- 98 ---	--- 98 ---
WATERLINE	W	W
STORM DRAIN	SD	SD
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
UNDERGROUND UTILITIES	UGU	UGU
CHAIN LINK FENCE	X	X
SILT FENCE	SF	SF
TREE LINE	---	---
GRAVEL SURFACE	---	---
PAVED SURFACE	---	---

2	2025.10.28	SITE LAYOUT CHANGE	CBA	DJO
0	2025.06.27	ISSUED FOR COMMENT	PJM	DJO
No.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION



PROJECT

1185-1187 SAGAMORE AVE
PORTSMOUTH, NH

TITLE

CONCEPT PLAN

DATE	2025.06.27	SCALE	1"=20'
DRAWN BY	PJM/CBA	DESIGNED BY	PJM
CHECKED BY	DJO	PROJECT No.	5010508.001
SHEET No.	C101	DWG No.	2

WETLAND BUFFER NOTES (COMBINED LOT):

EXISTING IMPERVIOUS AREA WITHIN 100' WETLAND BUFFER: 9,731 SF

PROPOSED IMPERVIOUS AREA WITHIN 100' WETLAND BUFFER: 6,463 SF

TOTAL REDUCTION OF IMPERVIOUS WITHIN WETLAND BUFFER: 3,268 SF

PLAN REFERENCE:

INFORMATION BASED ON A PLAN ENTITLED 'EXISTING CONDITIONS PLAN'
PREPARED BY HALEY WARD, INC. AND DATED FEBRUARY 2025.