

**AMBIT ENGINEERING, INC.** CIVIL ENGINEERS AND LAND SURVEYORS

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

30 August 2022

Rick Chellman, Planning Board Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: Application for Subdivision Approval, Tax Map 107, Lot 21, 49 Sheafe Street**

Dear Chair Chellman and Planning Board members:

On behalf of the Jonathan Watson Sobel Revocable Trust, we submit herewith the attached package for the subdivision of one lot into two lots at the above-mentioned site. In support thereof, we are submitting a subdivision plan for review and approval. The property is located at 49 Sheafe Street and is depicted on Portsmouth Tax Map 107 as Lot 21. The lot is in the CD 4 District and is also within the Historic District. The lot is developed with three separate buildings.

The proposal is to divide the property into two lots for estate planning purposes. Proposed Lot 1 will contain one of the existing buildings and will be 1,855 square feet in lot size. Pedestrian access from Sheafe Street is preserved with the conveyance of a walkway extending from Sheafe Street to the front door of the premises. Parking is in a garage accessed from Custom House Court. Proposed Lot 2 will contain two existing buildings, one building along Sheafe Street and a second detached building in the rear. The lot will be 3,548 square feet in lot size. Pedestrian and vehicle access is from Sheafe Street; with off street parking provided.

The following plan is included in our submission:

- Subdivision Plan – This shows the existing as well as subdivided boundaries of the parcel. The plan shows the relevant zoning data, abutter references, and site features.

**We request that this application be placed on the agenda for the September 15<sup>th</sup> Planning Board Meeting.**

We look forward to your review of this submission and our in person presentation at the September Planning Board meeting. We respectfully request the Planning Board approve the proposed subdivision. Thank you for your time and attention to this proposal.

Sincerely,



John R. Chagnon, PE  
CC: Jonathan Sobel



# City of Portsmouth, New Hampshire

## *Subdivision Application Checklist*

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

**Applicant Responsibilities (Section III.C):** Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Applicant: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Site Address 1: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Site Address 2: \_\_\_\_\_ Map: \_\_\_\_\_ Lot: \_\_\_\_\_

Application Requirements			
	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>			
<input type="checkbox"/>	Completed Application form. <b>(III.C.2-3)</b>		N/A
<input type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. <b>(III.C.4)</b>		N/A

Requirements for Preliminary/Final Plat				
	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input checked="" type="checkbox"/>				
<input type="checkbox"/>	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. <b>(Section IV.1/V.1)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	<p><b>Preliminary Plat</b> Names and addresses of all adjoining property owners. <b>(Section IV.2)</b></p> <p><b>Final Plat</b> Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. <b>(Section V.2)</b></p>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	North point, date, and bar scale. <b>(Section IV.3/V3)</b>	Required on all Plan Sheets	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	<p><b>Preliminary Plat</b> Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). <b>(Section IV.5)</b></p> <p><b>Final Plat</b> Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. <b>(Section V.5)</b></p>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. <b>(Section IV.6)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. <b>(Section V.6/ IV.7)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input type="checkbox"/>	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. <b>(Section IV.8/V.7)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that may influence the design of the subdivision. <b>(Section IV.9/V.8)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	<b>Preliminary Plat</b> Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. <b>(Section IV.10)</b> <b>Final Plat</b> Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. <b>(Section V.9)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. <b>(Section IV.10)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. <b>(Section IV.11)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. <b>(Section IV.12/ V.12)</b>		<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

Requirements for Preliminary/Final Plat				
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
<input type="checkbox"/>	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. <b>(Section V.10)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. <b>(Section V.11)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>		<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	

**General Requirements<sup>1</sup>**

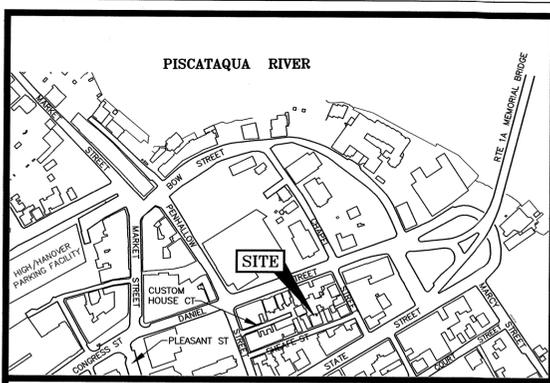
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>1. Basic Requirements: (VI.1)</b> a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>2. Lots: (VI.2)</b> a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots		
<input type="checkbox"/> <input type="checkbox"/>	<b>3. Streets: (VI.3)</b> a. Relation to adjoining Street System b. Street Rights-of-Way c. Access d. Parallel Service Roads e. Street Intersection Angles f. Merging Streets g. Street Deflections and Vertical Alignment h. Marginal Access Streets i. Cul-de-Sacs j. Rounding Street Corners k. Street Name Signs l. Street Names m. Block Lengths n. Block Widths o. Grade of Streets p. Grass Strips		
<input type="checkbox"/>	<b>4. Curbing: (VI.4)</b>		
<input type="checkbox"/>	<b>5. Driveways: (VI.5)</b>		
<input type="checkbox"/>	<b>6. Drainage Improvements: (VI.6)</b>		
<input type="checkbox"/>	<b>7. Municipal Water Service: (VI.7)</b>		
<input type="checkbox"/>	<b>8. Municipal Sewer Service: (VI.8)</b>		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>9. Installation of Utilities: (VI.9)</b> a. All Districts b. Indicator Tape		
<input type="checkbox"/>	<b>10. On-Site Water Supply: (VI.10)</b>		
<input type="checkbox"/>	<b>11. On-Site Sewage Disposal Systems: (VI.11)</b>		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>12. Open Space: (VI.12)</b> a. Natural Features b. Buffer Strips c. Parks d. Tree Planting		
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<b>13. Flood Hazard Areas: (VI.13)</b> a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses		
<input type="checkbox"/>	<b>14. Erosion and Sedimentation Control (VI.14)</b>		

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	<b>15. Easements (VI.15)</b> a. Utilities b. Drainage		
<input type="checkbox"/>	<b>16. Monuments: (VI.16)</b>		
<input type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>		
<input type="checkbox"/>	<b>18. House Numbers (VI.18)</b>		

Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods		
<input type="checkbox"/>	<b>2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).</b> a. Design b. Standards of Construction		
<input type="checkbox"/>	<b>3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).</b> a. Design b. Lift Stations c. Materials d. Construction Standards		
<input type="checkbox"/>	<b>4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).</b> a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction		

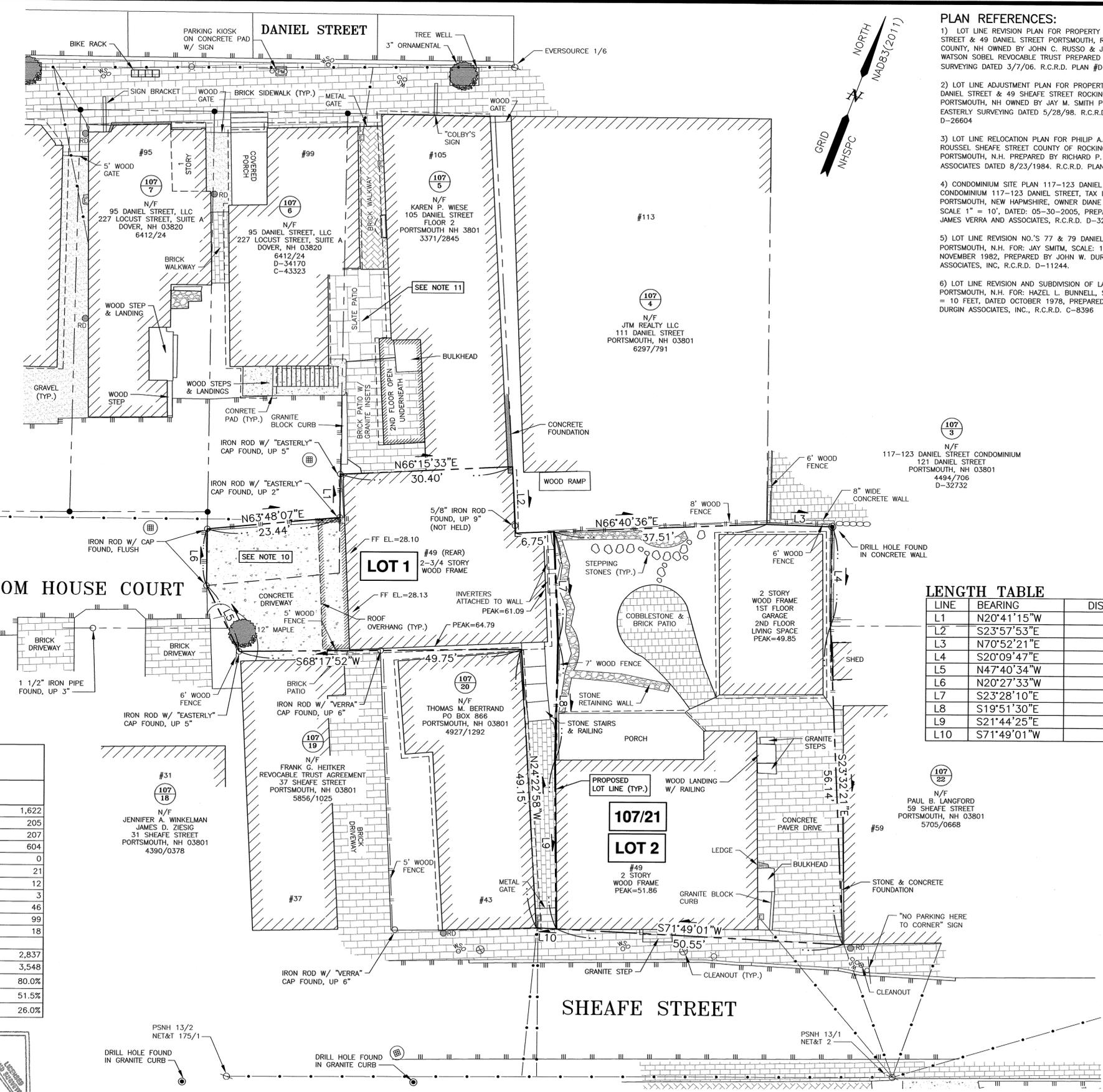
Applicant's/Representative's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/January 2018



**LOCATION MAP** SCALE: 1" = 300'

- LEGEND:**
- N/F NOW OR FORMERLY
  - RP RECORD OF PROBATE
  - RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - MAP 11 / LOT 21
  - BOUNDARY
  - SETBACK
  - IRON ROD/PIPE FOUND
  - DRILL HOLE FOUND
  - OVERHEAD ELECTRIC/WIRES
  - EDGE OF PAVEMENT (EP)
  - RD
  - ROOF DRAIN
  - UTILITY POLE
  - GAS SHUT OFF
  - WATER SHUT OFF/CURB STOP
  - GAS GATE VALVE
  - METER (GAS, ELECTRIC)
  - CATCH BASIN
  - SEWER MANHOLE
  - SIGNS
  - EL. ELEVATION
  - FF FINISHED FLOOR
  - TBM TEMPORARY BENCHMARK
  - TYP. TYPICAL
  - VGC VERTICAL GRANITE CURB



- PLAN REFERENCES:**
- LOT LINE REVISION PLAN FOR PROPERTY AT 99 DANIEL STREET & 49 DANIEL STREET PORTSMOUTH, ROCKINGHAM COUNTY, NH OWNED BY JOHN C. RUSSO & JONATHAN WATSON SOBEL REVOCABLE TRUST PREPARED BY EASTERLY SURVEYING DATED 3/7/06. R.C.R.D. PLAN #D-34170
  - LOT LINE ADJUSTMENT PLAN FOR PROPERTY AT 105 DANIEL STREET & 49 SHEAFE STREET ROCKINGHAM COUNTY PORTSMOUTH, NH OWNED BY JAY M. SMITH PREPARED BY EASTERLY SURVEYING DATED 5/28/98. R.C.R.D. PLAN D-26604
  - LOT LINE RELOCATION PLAN FOR PHILIP A. & DIANE E. ROUSSEL SHEAFE STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH OWNED BY RICHARD P. MILLETTE AND ASSOCIATES DATED 8/23/1984. R.C.R.D. PLAN #C-12851.
  - CONDOMINIUM SITE PLAN 117-123 DANIEL STREET CONDOMINIUM 117-123 DANIEL STREET, TAX LOT 107-3 PORTSMOUTH, NEW HAMPSHIRE, OWNER DIANE L.R.GIESE, SCALE 1" = 10', DATED: 05-30-2005, PREPARED BY JAMES VERRA AND ASSOCIATES, R.C.R.D. D-32732
  - LOT LINE REVISION NO.'S 77 & 79 DANIEL STREET PORTSMOUTH, N.H. FOR: JAY SMITH, SCALE: 1" = 5', DATED NOVEMBER 1982, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. D-11244.
  - LOT LINE REVISION AND SUBDIVISION OF LAND PORTSMOUTH, N.H. FOR: HAZEL L. BUNNELL, SCALE: 1 IN. = 10 FEET, DATED OCTOBER 1978, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. C-8396

**LENGTH TABLE**

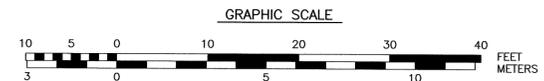
LINE	BEARING	DISTANCE
L1	N20°41'15"W	7.62'
L2	S23°57'53"E	11.70'
L3	N70°52'21"E	11.58'
L4	S20°09'47"E	17.51'
L5	N47°40'34"W	12.95'
L6	N20°27'33"W	9.98'
L7	S23°28'10"E	19.34'
L8	S19°51'30"E	20.92'
L9	S21°44'25"E	29.73'
L10	S71°49'01"W	3.54'

**IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)**

STRUCTURE	LOT 1	LOT 2
MAIN STRUCTURES	1,020	1,622
PORCH	0	205
PATIO	0	207
DRIVEWAY	482	604
PAVEMENT	15	0
STEPS/LANDINGS	55	21
BULKHEAD	0	12
CURB	0	3
BRICK SIDEWALK	159	46
STONE RETAINING WALL	0	99
STEPPING STONES WALK	0	18
<b>TOTAL</b>	<b>1,731</b>	<b>2,837</b>
LOT SIZE	1,855	3,548
% LOT COVERAGE	93.3%	80.0%
% BUILDING COVERAGE	55.0%	51.5%
% OPEN SPACE	11.5%	26.0%

"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."

*J.R.C.*  
 JOHN R. CHAGNON, LLS #738  
 DATE 8.30.22



**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:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 21.
  - OWNERS OF RECORD:  
 JONATHAN WATSON SOBEL REVOCABLE TRUST  
 JONATHAN W. SOBEL TRUSTEE  
 49 SHEAFE STREET  
 PORTSMOUTH, NH 03801  
 4712/0398 & 3947/2066  
 D-34170
  - PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE 1/29/2021.
  - EXISTING LOT AREA:  
 5,402 S.F.  
 0.1240 ACRES
  - PROPOSED LOT AREAS:  
 LOT 1: 1,855 S.F. 0.0426 ACRES  
 LOT 2: 3,548 S.F. 0.0814 ACRES
  - PARCEL IS LOCATED IN (CD4) CHARACTER DISTRICT 4.
  - DIMENSIONAL REQUIREMENTS:  
 SEE CITY OF PORTSMOUTH ZONING ORDINANCE
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSORS MAP 107 LOT 21 INTO TWO LOTS.
  - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
  - PARCEL IS SUBJECT TO A RIGHT OF WAY OVER A PORTION OF THE NORTH WESTERLY CORNER ADJACENT TO CUSTOM HOUSE COURT. SEE RCRD 4712-399 & D-34170.
  - PARCEL IS BENEFITED BY AN EASEMENT TO USE A CERTAIN WALKWAY ALONG THE WESTERLY SIDE OF ASSESSOR'S MAP 107 LOT 5, EXTENDING FROM DANIEL STREET TO THE SUBJECT PARCEL. SEE RCRD 2006/183 (2362/1669) & D-26604.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	8/30/22

**SUBDIVISION PLAN**  
**TAX MAP 107 - LOT 21**  
 LAND OF:  
**THE JONATHAN WATSON SOBEL REVOCABLE TRUST**  
 PROPERTY LOCATED AT:  
 49 SHEAFE STREET  
 CITY OF PORTSMOUTH  
 COUNTY OF ROCKINGHAM  
 STATE OF NEW HAMPSHIRE