

AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS

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

28 September 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. This area also provides access to proposed Lot 2 which will continue. Parking for Lot 1 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 Technical Advisory Committee, at a Workshop Meeting on September 13, considered the merits of this subdivision application. As a result of the deliberations easements were created and shown on the attached Easement Plan. The existing water service for # 49 Sheafe (Rear) runs through the 49 Sheafe Street building. The subdivision creates the need to have a water service for Lot 1 on Lot 1; Note 12 was added to the subdivision plan. The city wanted to review the address assigned as # 49 Sheafe (Rear); it was determined that the # 49 Sheafe (Rear) address was appropriate.

The following plans are 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.
- Easement Plan – This plan shows two important easements for this subdivision. There is a proposed easement in the rear of Lot 2, adjacent to the building known as # 49 Sheafe (Rear). The easement is that portion of a 5 foot setback from the building edge which is over on to Lot 2. The 5 foot setback will provide two things: the easement will allow the # 49 Sheafe (Rear) building to maintain existing window placements in accordance with the IBC and preclude any future construction on Lot 2 in that area.

The easement also allows the future owner of Lot 1 space to maintain the building, as needed. The second easement is along the existing walkway in the front of Lot 1 which will allow Lot 2 the use of the area for Building maintenance, Access, and Utilities as needed.

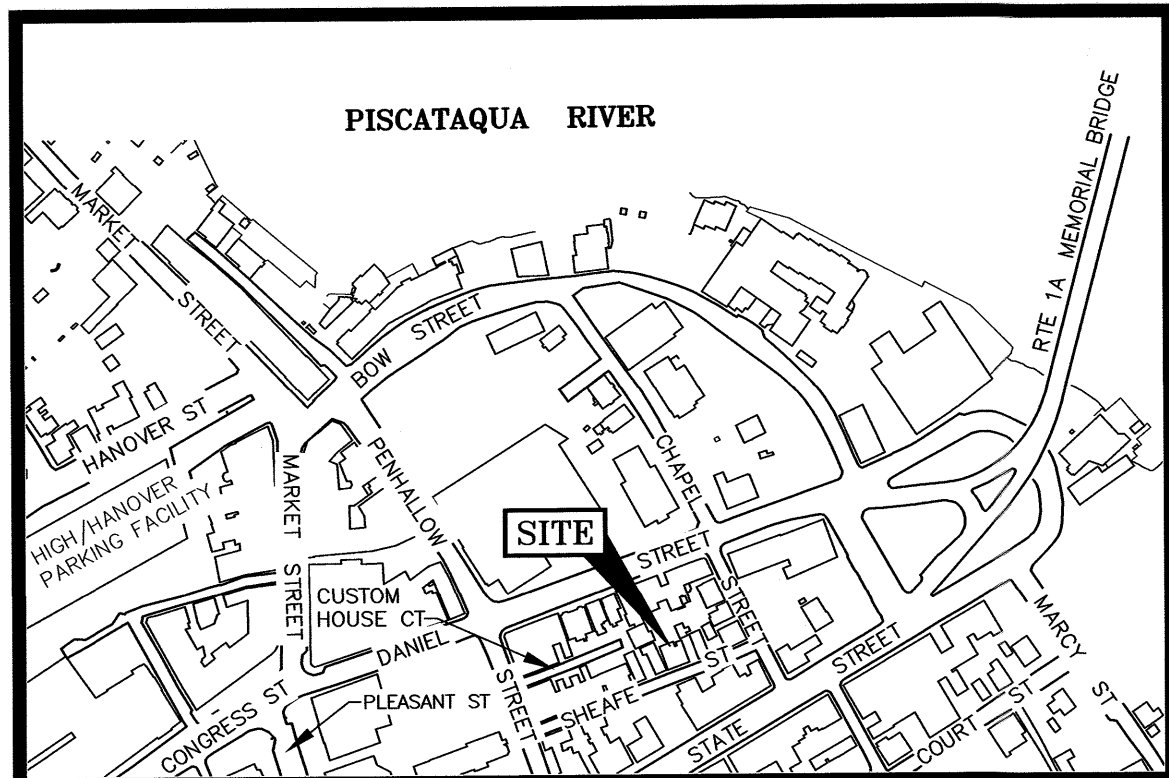
We request that this application be placed on the agenda for the October 20th Planning Board Meeting.

We look forward to your review of this submission and our in person presentation at the October 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 Chagnon

John R. Chagnon, PE
CC: Jonathan Sobel, Attorney John Bosen



LOCATION MAP

SCALE: 1" = 300'

LEGEND:

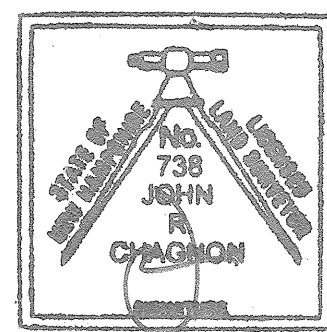
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY
11/21	REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
---	BOUNDARY
---	SETBACK
○	IRON ROD/PIPE FOUND
●	DRILL HOLE FOUND
---	OVERHEAD ELECTRIC WIRES
---	EDGE OF PAVEMENT (EP)
RD	ROOF DRAIN
○	UTILITY POLE
○	GAS SHUT OFF
○	WATER SHUT OFF/CURB STOP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

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
TOTAL	1,731	2,837
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."

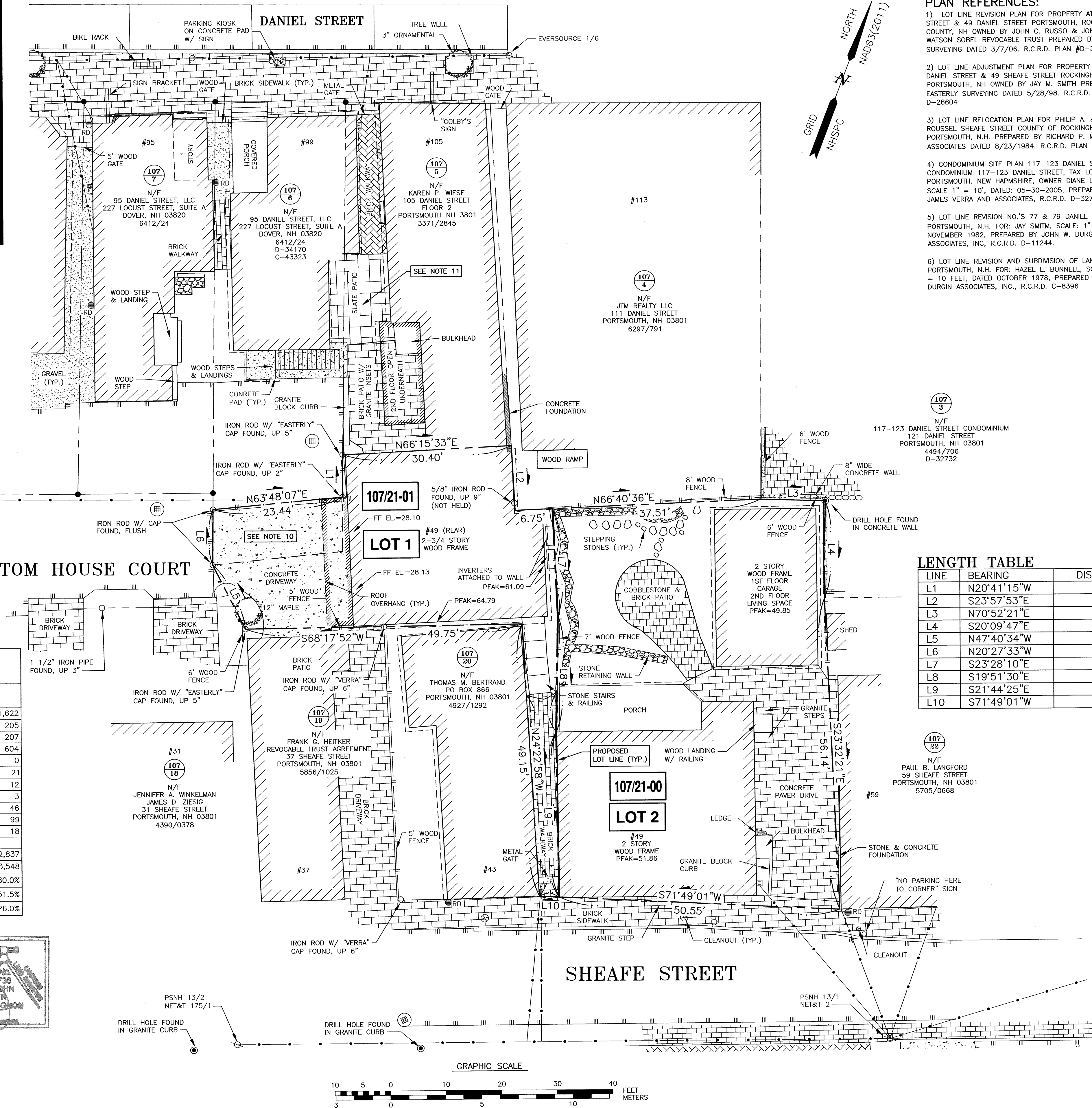
JOHN R. CHAGNON, LLS #738 DATE 9.26.22



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

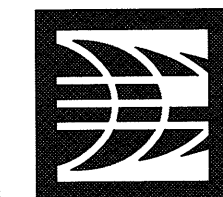


PLAN REFERENCES:

- 1) LOT LINE REVISION PLAN FOR PROPERTY AT 99 DANIEL STREET & 49 DANIEL STREET PORTSMOUTH, ROCKINGHAM COUNTY, NH OWNED BY JOHN C. RUSSO & JONATHAN WATSON SOBOL REVOCABLE TRUST PREPARED BY EASTERLY SURVEYING DATED 3/7/06. R.C.R.D. PLAN #D-34170
- 2) 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
- 3) LOT LINE RELOCATION PLAN FOR PHILIP A. & DIANE E. ROUSSEL SHEAFE STREET COUNTY OF ROCKINGHAM PORTSMOUTH, N.H. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES DATED 8/23/1984. R.C.R.D. PLAN #C-12851.
- 4) 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
- 5) LOT LINE REVISION NO.'S 77 & 79 DANIEL STREET PORTSMOUTH, N.H. FOR: HAZEL L. BUNNELL, SCALE: 1" = 5', DATED NOVEMBER 1982, PREPARED BY JOHN W. DURGIN ASSOCIATES, INC., R.C.R.D. D-11244.
- 6) 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'



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NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 107 AS LOT 21.
- 2) OWNERS OF RECORD:
JONATHAN WATSON SOBOL REVOCABLE TRUST
JONATHAN W. SOBOL TRUSTEE
49 SHEAFE STREET
PORTSMOUTH, NH 03801
4712/0398 & 3947/2066
D-34170
- 3) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE DATE 1/29/2021.
- 4) EXISTING LOT AREA:
5,402 S.F.
0.1240 ACRES
- 5) PROPOSED LOT AREAS:
LOT 1: 1,855 S.F.
0.0426 ACRES
LOT 2: 3,548 S.F.
0.0814 ACRES
- 6) PARCEL IS LOCATED IN (CD4) CHARACTER DISTRICT 4.
- 7) DIMENSIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF ASSESSOR'S MAP 107 LOT 21 INTO TWO LOTS.
- 9) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 10) 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.
- 11) 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.
- 12) LOT 1 WILL BE SERVED BY IT'S OWN WATER SERVICE (CONSTRUCTION REQUIRED).

NO.	DESCRIPTION	DATE
1	TAX MAP & LOT #'S; NOTE #12	9/26/22
0	ISSUED FOR COMMENT	8/30/22

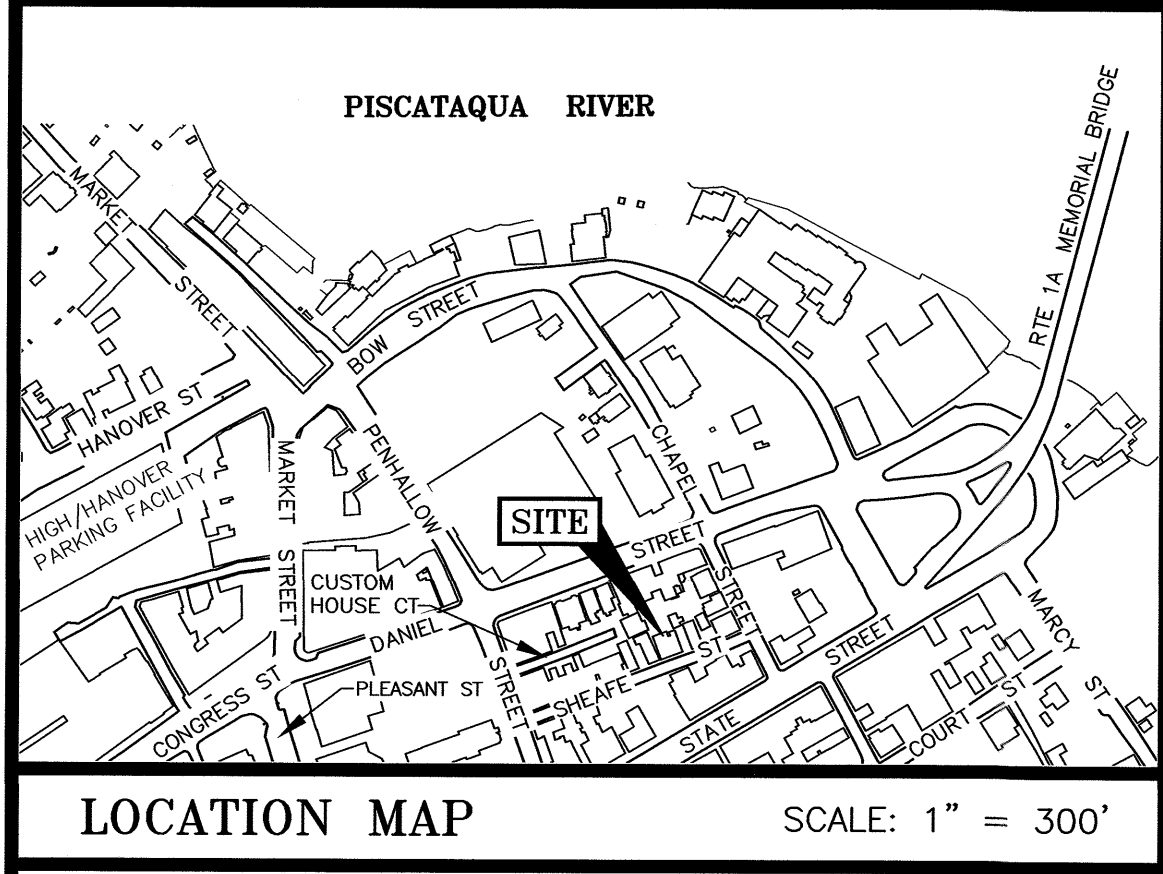
REVISIONS

SUBDIVISION PLAN
TAX MAP 107 - LOT 21

LAND OF:
THE JONATHAN WATSON
SOBOL REVOCABLE TRUST
PROPERTY LOCATED AT:
49 SHEAFE STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

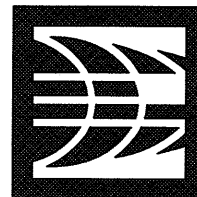
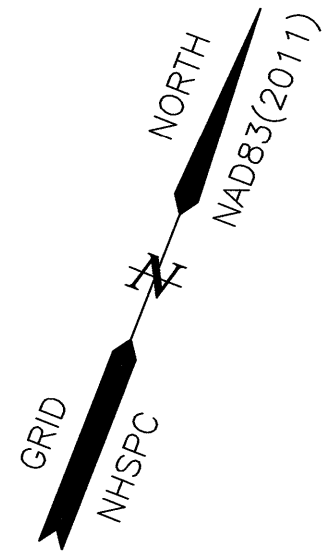
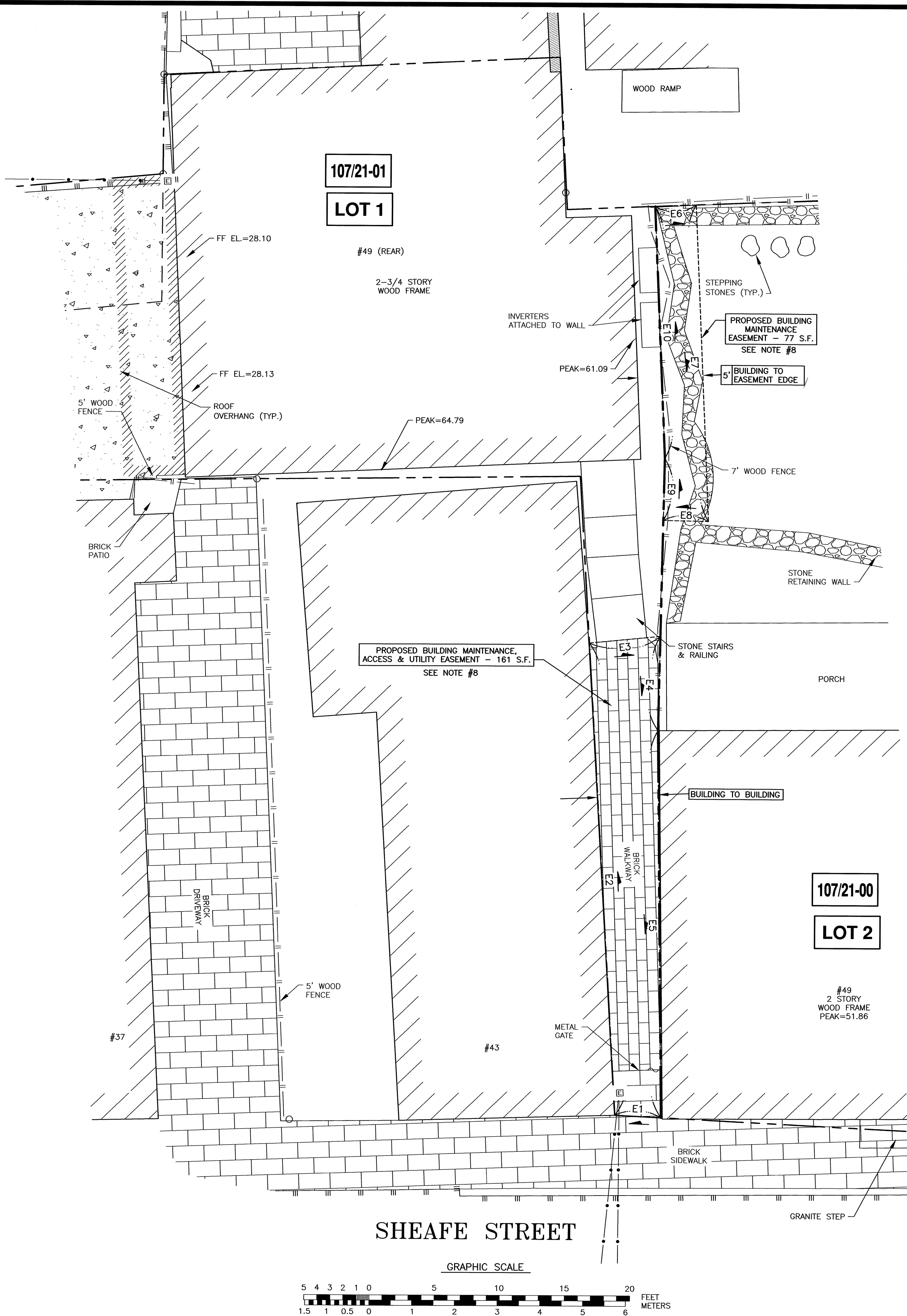
SCALE: 1" = 10'

JULY 2022



EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	S71°49'01"W	3.54'
E2	N24°22'58"W	36.33'
E3	N63°24'58"E	5.47'
E4	S19°51'30"E	7.25'
E5	S21°44'25"E	29.73'
E6	N66°40'36"E	3.15'
E7	S23°28'10"E	24.30'
E8	S70°08'30"W	3.46'
E9	N19°51'30"W	4.76'
E10	N23°28'10"W	19.34'



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- 7) DIMENSIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF PROPOSED BUILDING MAINTENANCE, ACCESS & UTILITY EASEMENTS ON ASSESSORS MAP 107 LOT 21 AS SUBDIVIDED.

BUILDING MAINTENANCE, ACCESS & UTILITY EASEMENT OVER ASSESSOR'S MAP 107 LOT 21-01 TO BENEFIT ASSESSOR'S MAP 107 LOT 21-00.

BUILDING MAINTENANCE EASEMENT OVER ASSESSOR'S MAP 107 LOT 21-00 TO BENEFIT ASSESSOR'S MAP 107 LOT 21-01.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	9/26/22

REVISIONS

EASEMENT 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

SCALE: 1" = 5'

SEPTEMBER 2022

FB 411 PG 6

3480

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CHAIRMAN

DATE