

CITY OF PORTSMOUTH CONDITIONAL USE PERMIT APPLICATION

CATE ST. DEVELOPMENT, LLC
CATE ST RE-DEVELOPMENT
MAP-LOTS

172 - 1

173-2

165-2

163-33&34

Prepared By

Gove Environmental Services, Inc. 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

GES 2018024

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City of Portsmouth Conditional Use Application

City of Portsmouth
Application for Conditional Use Permit
For Use, Activity or Alteration in a Wetland or Wetland Buffer
[Zoning Ordinance – Section 10.1010 – Wetlands Protection]

Date Submitted: 01/30/19		Fee: \$1,000	.00
Site Address: Cate St., Portsmouth, NH		- Map L	ot See description
Zoning District: G1 Mixed Residential		Lot area: 579,348	
			54. 10.
Оwпег		Applicant	
Name Jay Bisognano	Name	Jay Bisognano	
Address 60K St., Boston, MA, 02127	Address	60K St., Boston, MA,	02127
Phone 978-490-5278	Phone	978-490-5278	
Email jb@torprops.com	Email	jb@torprops.com	
Proposed Activity (check all that apply): New structure	1	mpacted Jurisdictional Art (check all that apply):	ea(s)
☐ Expansion of existing structure	Inlan	d wetland 🗎 Inland we	tland buffer
Other site alteration (specify): Working within the buffer	☐ Tidal	wetland Tidal wet	and buffer
Asouring miniti in polities			
Total area of inland wetland (both on and off the Distance of proposed structure or activity to ed		nd: ~16	_ sq. ft. _ ft.
Total Area on Lo	ot	Area to be Disturbe	xd
Inland wetland 7,515.47	_ sq. ft.	0.0	i
 			_sq. ft.
Tidal wetland	_ sq. ft.		_ sq. ft. _ sq. ft.
Tidal wetland Wetland buffer 106,553.56	_ sq. ft. _ sq. ft.	T: 19,567 P: 50,225	
Wetland buffer 106,553.56 Description of site and proposed construction:	sq. ft.	T: 19,567 P: 50,225 Temporary & Permanent , Map 173 Lot 2, Map 165 Lo	_ sq. ft. _ sq. ft. ot 2, Map 163 Lot 33&34
Wetland buffer 106,553.56 Description of site and proposed construction: The proposed project will be a re-development	sq. ft. Map 172 Lot 1 t of existin	T: 19,567 P: 50,225 Temporary & Permanent , Map 173 Lot 2, Map 165 Log lots for residential living	sq. ft. sq. ft. ot 2, Map 163 Lot 33&34 g space and
Wetland buffer 106,553.56 Description of site and proposed construction: The proposed project will be a re-development will include office and retail space while also	sq. ft. Map 172 Lot t of existin improving	T: 19,567 P: 50,225 Temporary & Permanent , Map 173 Lot 2, Map 165 Log lots for residential living	sq. ft. sq. ft. ot 2, Map 163 Lot 33&34 g space and
Wetland buffer 106,553.56 Description of site and proposed construction: The proposed project will be a re-development will include office and retail space while also removing ~14% impervious surface across the	sq. ft. Map 172 Lot: t of existin improving	T: 19,567 P: 50,225 Temporary & Permanent , Map 173 Lot 2, Map 165 Log lots for residential living storm water management	sq. ft. sq. ft. ot 2, Map 163 Lot 33&34 g space and t on site and
Wetland buffer 106,553.56 Description of site and proposed construction: The proposed project will be a re-development will include office and retail space while also	sq. ft. Map 172 Lot : t of existin improving e site irements ar	T: 19,567 P: 50,225 Temporary & Permanent , Map 173 Lot 2, Map 165 Log lots for residential living storm water management and Information for Application	sq. ft. sq. ft. ot 2, Map 163 Lot 33&34 g space and t on site and
Wetland buffer 106,553.56 Description of site and proposed construction: The proposed project will be a re-development will include office and retail space while also removing ~14% impervious surface across the See reverse side for Submission Required.	sq. ft. Map 172 Lot : t of existin improving e site irements ar	T: 19,567 P: 50,225 Temporary & Permanent , Map 173 Lot 2, Map 165 Log lots for residential living storm water management and Information for Applications form.	sq. ft. sq. ft. ot 2, Map 163 Lot 33&34 g space and t on site and
Wetland buffer 106,553.56 Description of site and proposed construction: The proposed project will be a re-development will include office and retail space while also removing ~14% impervious surface across the See reverse side for Submission Required.	sq. ft. Map 172 Lot : t of existin improving e site irements ar	T: 19,567 P: 50,225 Temporary & Permanent , Map 173 Lot 2, Map 165 Log lots for residential living storm water management and Information for Application	sq. ft. sq. ft. ot 2, Map 163 Lot 33&34 g space and t on site and

Submission Requirements

The applicant must file 22 copies (10 copies for the Conservation Commission and 12 copies for the Planning Board) of a stamped and folded Site Plan to scale showing the location of the proposed structure, use, activity or alteration in relation to the wetland, as determined by on-site inspection by a certified wetland scientist at a time when conditions are favorable for such inspection and delineation. The plan shall include all information specified in Section 10.1017.20 of the Zoning Ordinance, and shall include a locus map with a north arrow.

Information for Applicant

If there is any question, however slight, of the presence of wetlands on the site, the applicant should consult the City Wetlands Map on file in the Planning Department. If it appears that wetlands might exist on site, the applicant should become familiar with the provisions of Section 10.1010 of the Zoning Ordinance.

Review by Independent Certified Wetland Scientist

In the majority of cases the Planning Board will require the opinion of a qualified independent certified wetland scientist. In such cases the procedure is that the Board applies to the Rockingham County Conservation District for the services of such an individual. The findings of the certified wetland scientist will include, but are not limited to, the suitability of the site for the proposed use and the effect of the project on the wetlands on site and in the vicinity.

The certified wetland scientist will render a report to the District, with copies to the Planning Board and the Conservation Commission. The District will bill the City directly for the services of the certified wetland scientist. The owner /applicant shall forward a check to the City made payable to Rockingham County Conservation District prior to the petition being reviewed by either the Conservation Commission or the Planning Board.

Following the receipt of the report from the Rockingham County Conservation District, the Conservation Commission will review the application and will make a recommendation to the Planning Board. Once such a recommendation is made by the Conservation Commission, the Planning Board will schedule a Public Hearing.

I have read and understand the above information above.	ation. I will pay any additional fees due as required
	Date: 1/28/19
Owner	Date:
Applicant (if different)	

Conditional Use Application Fact Sheet



Conditional Use Application

Fact Sheet

Wetlands, Overall Site:

- Subject Parcel: Map 172 Lot 1, Map 173 Lot 2, Map 165 Lot 2 and Map 163 Lots 33 & 34
 - o Total area: 13.3 acres
- Total Wetland Area: Approximately 0.2 acres
- Total Area of 100-Foot Wetland Buffer: Approximately 2.5 acres

Wetland, Proposed Impact:

- Area of Wetland to be disturbed: 0.00 square feet
- Area of 100-foot Wetland Buffer to be disturbed:
 - o Permanent: 50,225 square feet
 - o Temporary: 19,567 square feet
 - o Total: 69,792 square feet
- Minimization: The proposed project avoids all wetland impacts and will remove about 24% of the existing impervious surface
- Avoidance: The proposed design moves all buildings away from the resource area and adds detention basins between Hodgson Brook and the proposed roadway for water quality control.

Wetlands, Proposed Restoration & Site Improvements:

- Area of Wetland Buffer to be restored: 19,567 square feet
 - o Existing impervious surface to be reduced by 24%
 - o Invasive species removal (Japanese Knotweed)
 - o Native plantings to be installed
 - o Detention basins to be installed for water quality
- Net Wetland Buffer Improvement: 19,567 square feet
- Other Site Improvements:
 - o Introduce stormwater management to the site
 - o Stormwater detention basin provides treatment of runoff
 - o Stormwater will no longer flow untreated into Hodgson Brook
 - o Plantings in 19,567 square feet of temporary disturbance area

Conditional Use Application Requirements & Criteria for Approval





Conditional Use Application

10.1017.21

The application shall be in a form prescribed by the Planning Board, and shall include the following information:

(1) Location and area of lot and proposed activities and uses;

All work subject to conditional approval as noted in 10.1016.20 will occur on the 13.3-acre project site that incorporates Map 163, Lots 33&34 (0.28-acres,1.54-acres), Map 165, Lot 2 (1.6-acres), Map172, Lot 1 (5.43-acres), Map 173, Lot 2 (3.35-acres) and the right of way for Cate St adjacent to the aforementioned lots. Proposed activity within the 100ft buffer is for the construction of a through road that will join Cate St. to the Borthwick Ave and Route 1 intersection. During the construction of the connecting roadway, approximately 15,663 SF (~24%) of existing impervious surface currently within the buffer will be removed and the areas will be vegetated with native plantings. Other impacts within the buffer associated with the proposed project include invasive species removal, culvert removal and construction of treatment swale.

(2) Location and area of all jurisdictional areas (vernal pool, inland wetland, tidal wetland, river or stream) on the lot and within 250 feet of the lot;

GES reviewed work previously done by another wetland scientist on site. Upon review of all the jurisdictional wetland areas established on site we deemed them to be accurate based on the current wetland delineation standards. All wetlands on site are outlined on page CW-100 and CW-101

(3) Location and area of wetland buffers on the lot;

Total Wetland area on site: 7,515.47 SF
Total Area of 100ft Wetland Buffer: 106,553.56 SF
Area of Wetland Buffer to be Disturbed: 48,862 SF

Area of Wetland to be Disturbed: 0.00 SF (no direct wetland impacts)

See Plan:

(4) Description of proposed construction, demolition, fill, excavation, or any other alteration of the wetland or wetland buffer;

The applicant is proposing to connect Cate St. to the intersection of Borthwick Ave, and Route 1. During this proposed construction extending Cate St. removal of 15,663 SF of existing impervious pavement will be removed. Additional work within the buffer will include invasive species removal, culvert removal, and the construction of a treatment swale for storm water that enters Hodgson's Brook.



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(4) Setbacks of proposed alterations from property lines, jurisdictional areas and wetland buffers;

See Proposed Conditions, Site Plan: CC-101

(6) Location and area of wetland impact, new impervious surface, previously disturbed upland;

There are no direct wetland impacts associated with the proposed development. All proposed work regarding the conditional use permit will occur within the bank of Hodgson Brook or within the 100ft buffer of the established wetland delineation. Existing impervious surface on site is 64,525 SF. The proposed development will impact approximately 48,862 SF of wetland buffer through the connection of Cate St. to the intersection of Borthwick Ave, and Route 1. This will result in 15,663 SF less impervious surface than what is currently existing on site, an approximate decrease of 24%. An additional 5,267SF of temporary impact will be done within the bank for removal of invasive species, and two culverts as well as the construction of a water quality treatment swale. All areas that will be considered temporary impacts will be re-established using an erosion control seed mix and native plantings to ensure that the areas are stabilized

(7) Location and description of existing trees to be removed, other landscaping, grade changes, fill extensions, rip rap, culverts, utilities;

This information is shown on Wetland Impact Plan CW-101. As part of the project, the dumping material as well as invasive species and culvert are to be removed and disposed of off-site. This are will be amended with clean material and planted with native species.

(8) Dimensions and uses of existing and proposed buildings and structures.

The two existing buildings on Map 165 Lot 2 are commercial warehouses, the two existing buildings on Map 172 Lot 1 include the Frank Jones Center as well as a second commercial building which does not appear to have active tenants, Map 163 Lots 33 & 34 both have buildings existing on the lots with one being a residential building (33) and the second being a landscaping station (34). There are no current structures on Map 173 Lot 2. The proposed buildings include 2 apartment buildings with a total of 250 units, 23 townhouse condos, and a retail/office building.

(9) Any other information necessary to describe the proposed construction or alteration.

The proposed project will remove 24% of the existing impervious surface within the 100-foot buffer along Hodgson Brook and replace it with native plantings to help re-establish native fauna along this section of the brook. No work will be occurring within Hodgson Brook. All work proposed by the applicant will only benefit the functions and values of this resource area.





10.1017.22

The application shall describe the impact of the proposed project with specific reference to the criteria for approval set forth in Section 10.1017.50 (or Section 10.1017.60 in the case of utility installation in a right-of-way), and shall demonstrate that the proposed site alteration is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Ordinance.

Project Description

The proposed project will look to redevelop the site previously mentioned above. The redevelopment will create addition residential living spaces as well as some commercial office and retail space. Currently the site is almost entirely paved or developed with 80.5% of the 13.3-acre site having impervious surface. The proposal brought forward by the applicant looks to remove approximately 14% of the impervious surface across the site and remove 24% of the impervious surface within the wetland buffer. The project also will tackle the stormwater treatment across the site as there is currently no treatment for stormwater before it enters directly into Hodgson Brook. Stormwater treatment will be done using, bioretention areas as well as a treatment swale and a closed drainage system.

Site Description

The site is almost entirely developed with impervious surface. Of the 13.3-acre site 10.7 acres are covered with impervious surface. A small area along Hodgson Brook appears to be somewhat naturally vegetated, however, this area also is becoming overrun with invasive species such as knotweed and rugosa rose. Drainage on site currently discharges directly into Hodgson Brook due to either sheet flow as the site is sloped towards the brook or though outflow pipes connected to catch basins on site. Impervious surface extends for a significant portion of the site adjacent to the top of bank leaving only a small amount of vegetated buffer between the current pavement and Hodgson Brook.

Explanation of Proposed Buffer Impact

The applicants proposed impacts to the buffer of the resource area (Hodgson Brook) are to remove impervious surface from within the buffer, removal of invasive species and two culverts within the top of bank, the construction of a treatment swale and the connection of Cate St. to the intersection of Borthwick Ave and Route 1.

10.1017.50

Criteria for Approval Any proposed development, other than installation of utilities within a right-of-way, shall comply with all of the following criteria:

(1) The land is reasonably suited to the use, activity or alteration.

The subject properties are within the G1 Zoning district Mixed Residential (Gateway Corridor). In Section 10.410 of the Zoning Ordinance, the purpose and definition of the G1 district "is to facilitate a broad range of housing types together with compatible



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commercial, fabrication, and civic uses in a high-quality pedestrian environment with moderate to high density."

The proposed project looks to promote a high-quality pedestrian environment at a moderate to high density. This is accomplished with the project design as it promotes the addition of open community space though the projects residential buildings as well as the promotion of a proposed pedestrian walking/biking trail adjacent to Hodgson Brook.

(2) There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

The proposed project looks to move the road out of the buffer to the greatest extent possible. The roadway needs to impact the wetland buffer slightly as it needs to have smooth connectivity with the existing intersection of Borthwick Ave and Route 1. The proposed project will be removing 15,663SF of impervious surface that is currently within the buffer.

(3) There will be no adverse impact on the wetland functional values of the site or surrounding properties;

There will be no adverse impacts on the wetland's functional values from the proposed project. All impacts within the buffer and associated with the project will be beneficial to the wetland's functional values through the removal of impervious surface within the buffer and the treatment of stormwater that would otherwise not be treated before entering into Hodgson Brook.

(4) Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and

The impact to the 100ft buffer has been limited to the greatest extent possible. no unnecessary grading or clearing of vegetation will occur. The impact will be limited to 48,862 SF of permanent impact.

(5) The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.

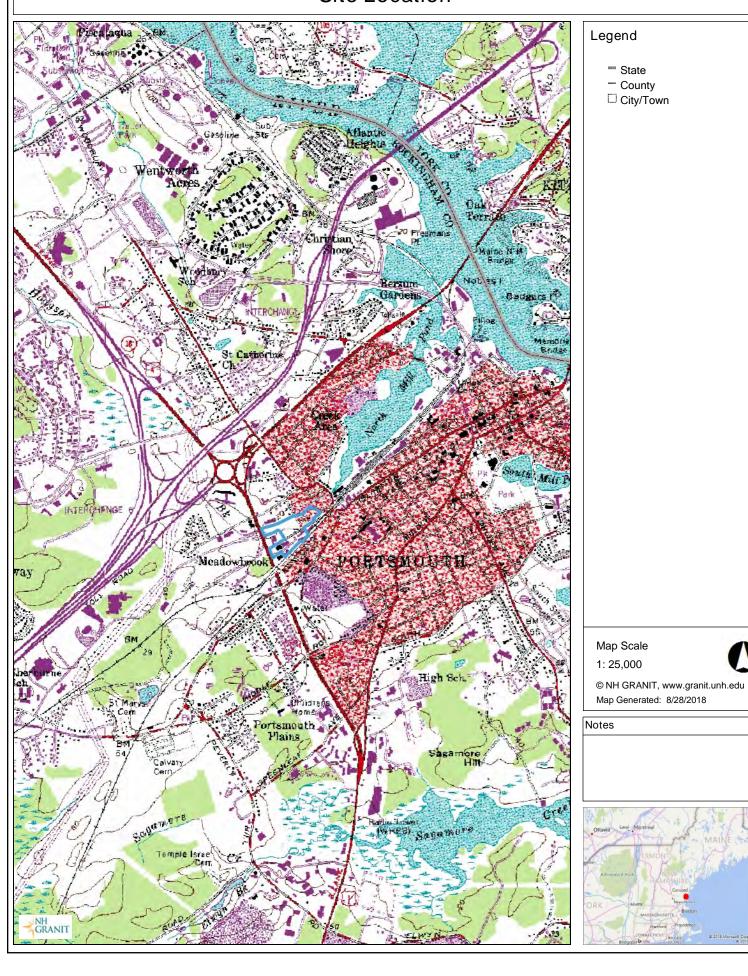
The proposed project avoids all direct wetland impacts and will remove approximately 24% of the existing impervious surface currently within the buffer and the project design moves all buildings away from the resource area and adds stormwater management to the site so the water will see treatment before entering Hodgson Brook.

(6) Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

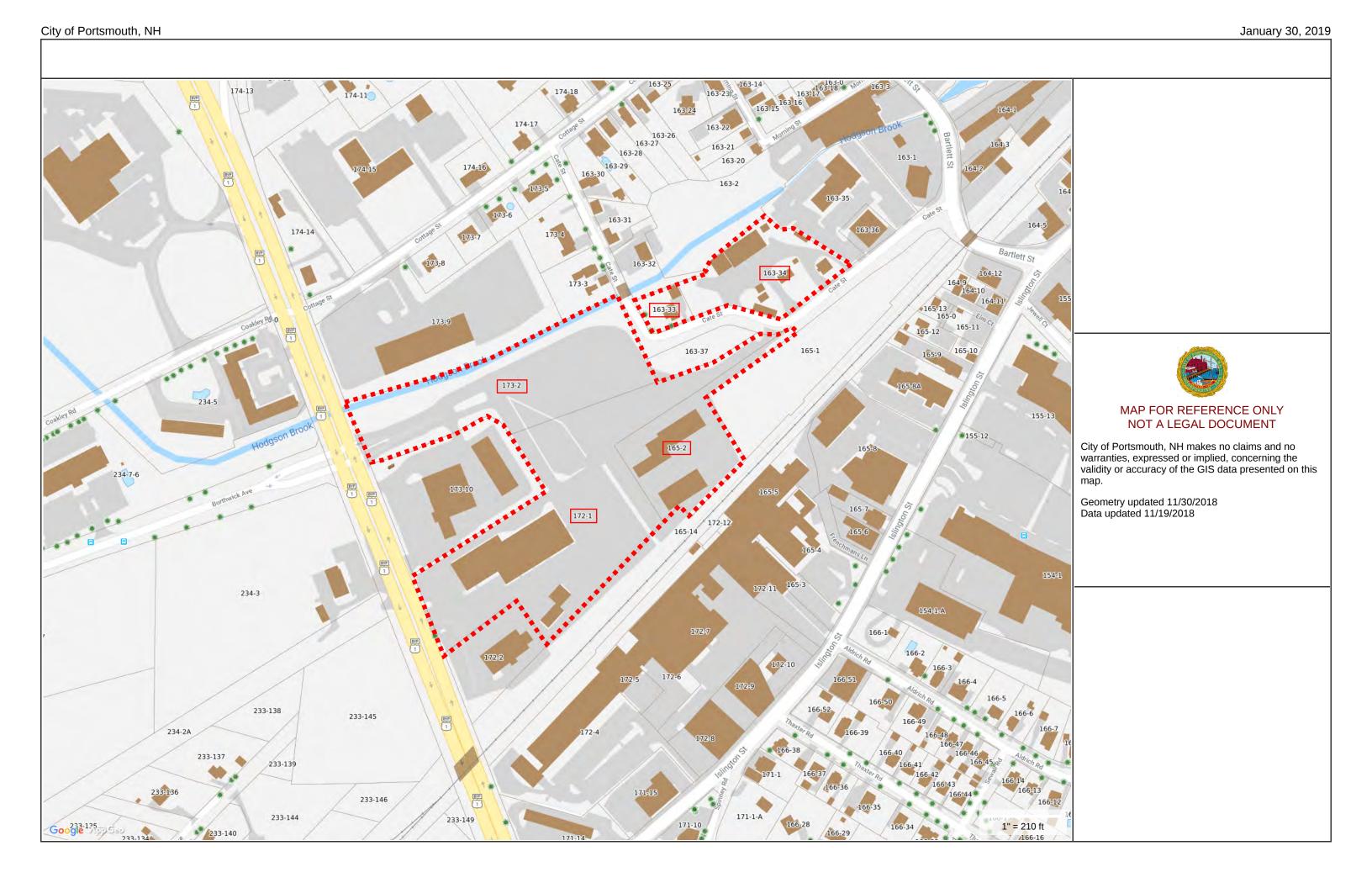
All temporary impacts within the buffer will be re-established with native vegetation and stabilized using erosion control BMP's.

Locus Map

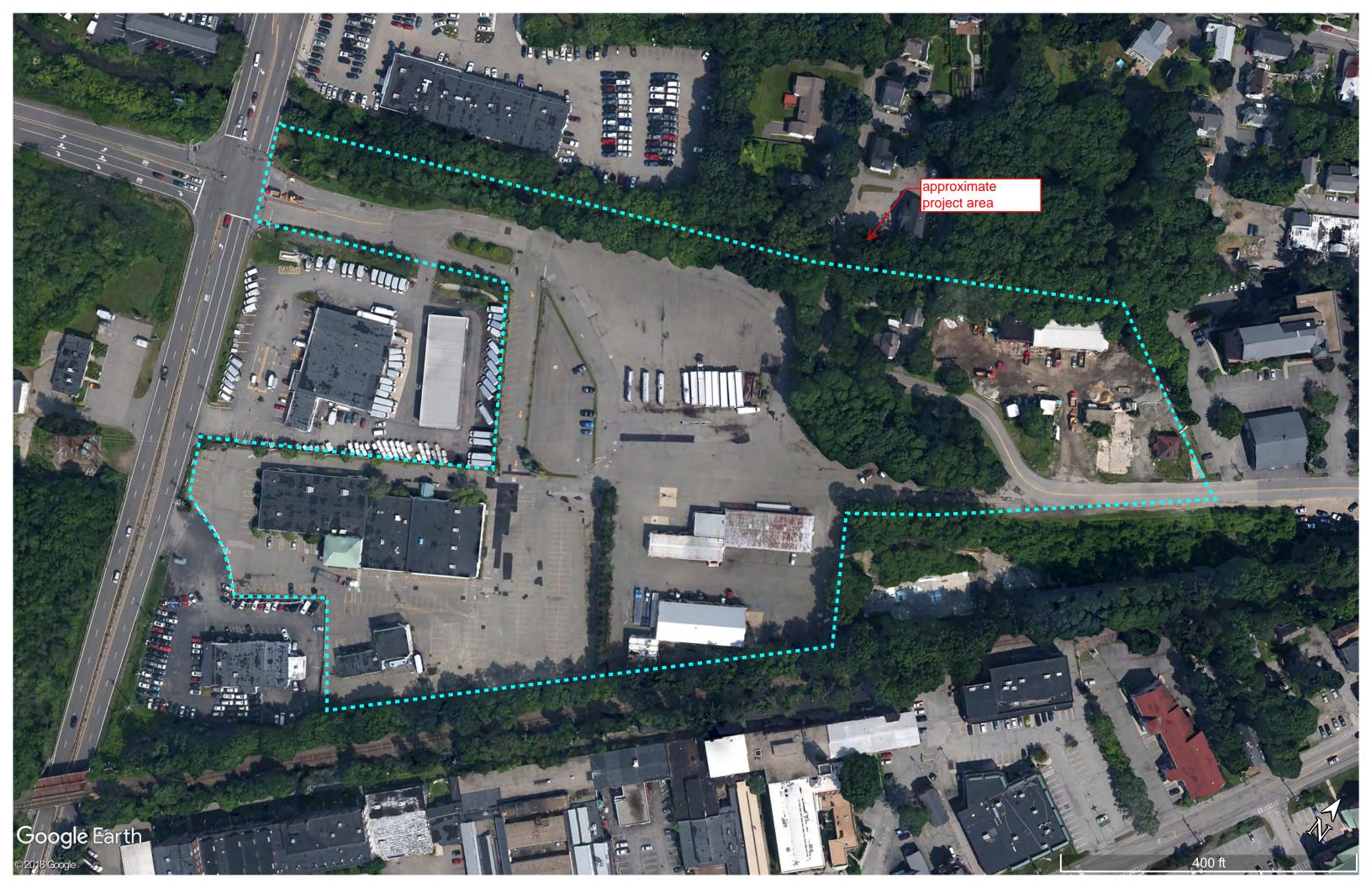
Site Location



Tax Map



Overview Photo



NH Fish & Game Wildlife Map of Highest Ranked Wildlife Habitat

Highest Ranked Habitat

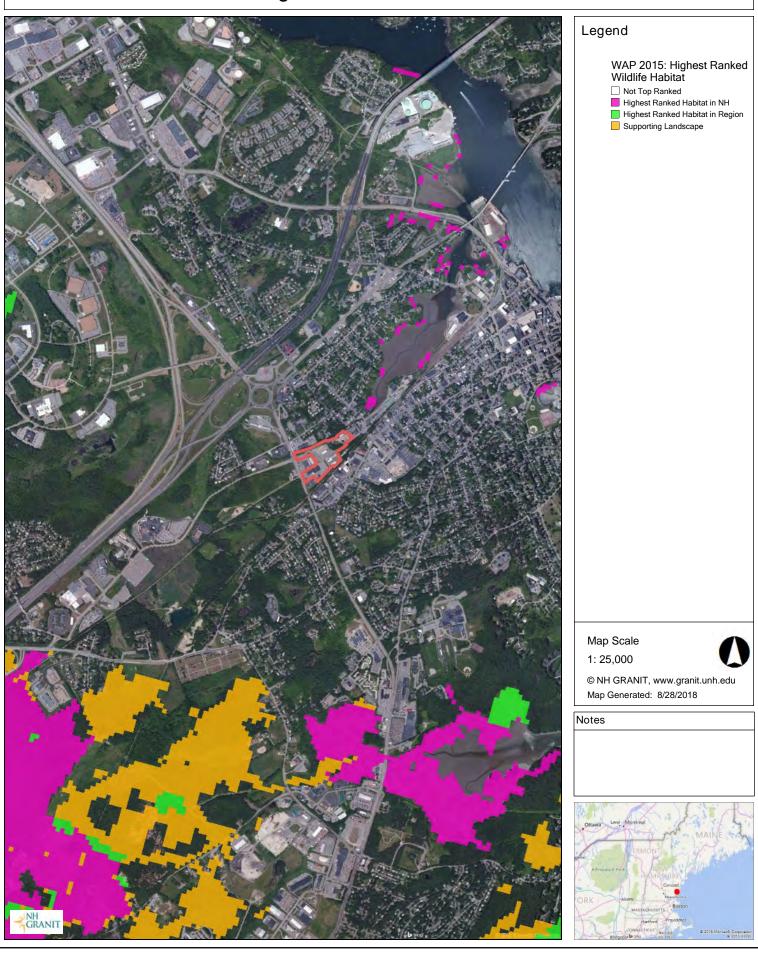
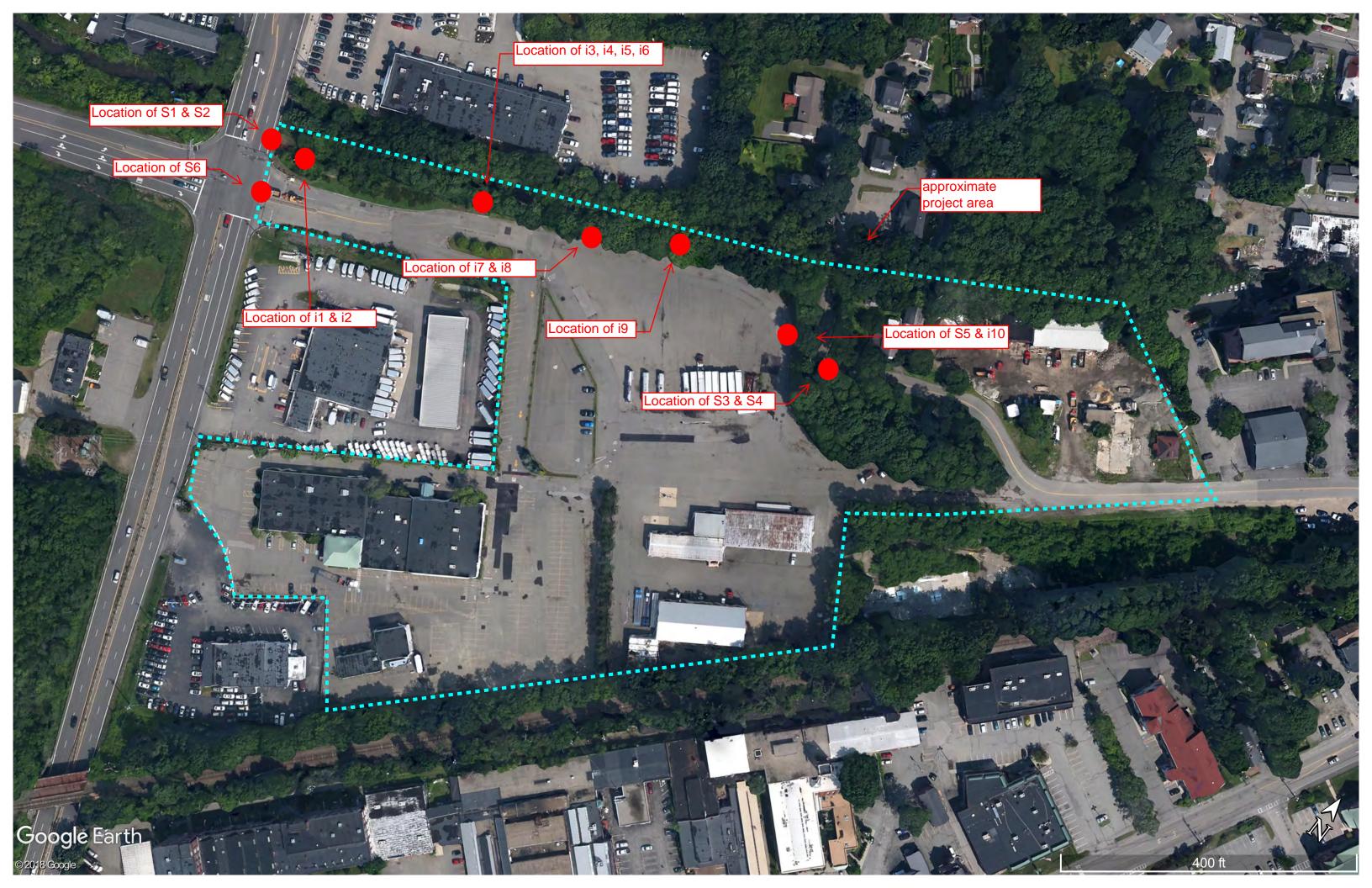


Photo Locations



Photos of Street Scape, Photos #1-#5



Photo #01: Looking south at the intersection of Route 1 and Borthwick Ave along the frontage of the property



Photo #02: Looking north along the property frontage on Route 1



Photo #03: Looking to the north along Cate St.



Photo #04: Looking to the west along Cate St.



Photo #05: Looking out at the the open lot area to the intersection of Borthwick Ave and Route 1



Photo #06: Looking west towards the project are with wetland buffer impacts to the left. Route 1 behind photographer

Photos of Location of Buffer Impacts, Photos #10-#20



Photo K: Impact area #1 looking toward the bank. Route 1 is behind the photographer.



Photo \mathbf{K} : Impact area #1. Looking toward Route 1.



Photo 18: Looking towards Route 1 along the bank at impact area #2



Photo 14: Depicting the abundance of Japanese Knotweed. Looks north towards Hodgson Brook, showing impact area #3



Photo K: Depicting the abundance of Japanese Knotweed. Looks into Hodgson Brook, showing impact area #3



Photo **K**: Depicting the abundance of Japanese Knotweed. Looks upslope toward the parking lot on site with Hodgson brook behind. This shows impact area #3



Photo K: Depicting the abundance of Japanese Knotweed. Looks north towards Hodgson Brook, showing impact area #4



Photo \mathbb{R} : Depicting the abundance of Japanese Knotweed. Looks north towards Hodgson Brook, showing impact area #4

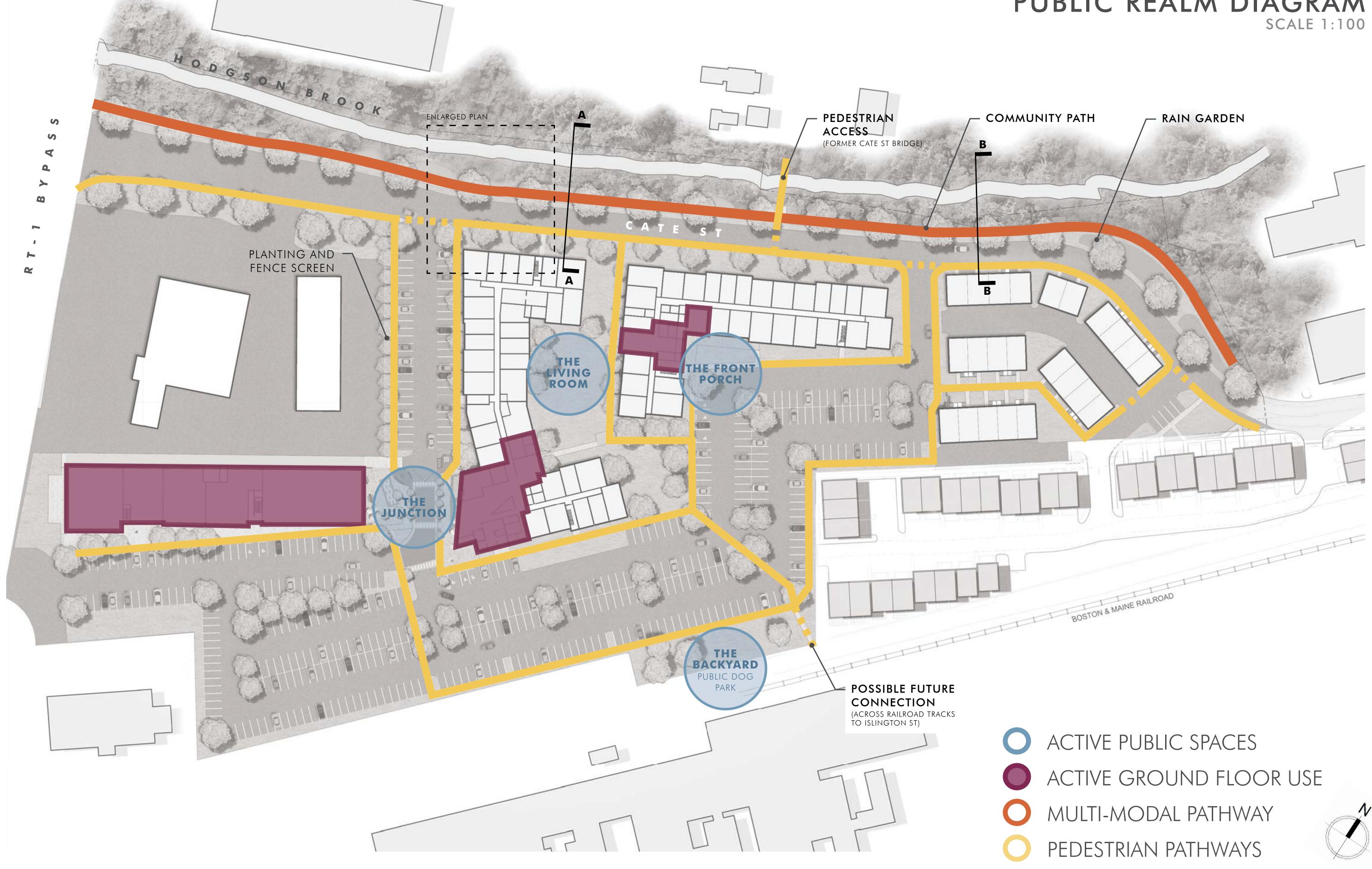


Photo I9: Depicting the abundance of Japanese Knotweed. Looking towards Route 1 and down slope towards Hodgson Brook, showing impact area #4.



Photo I10: Looking towards Route 1 with impact areas in the buffer to the left.

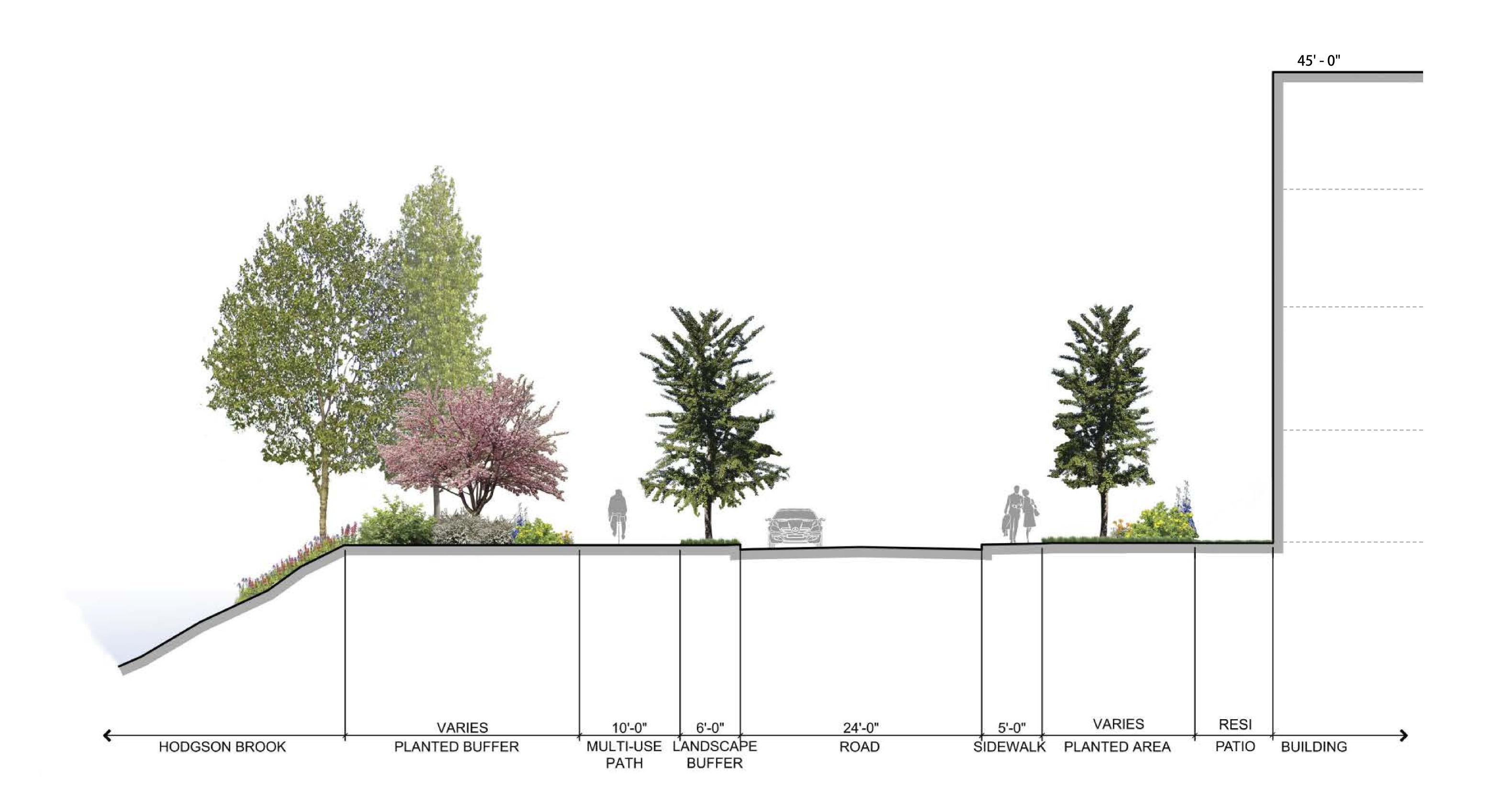
PUBLIC REALM DIAGRAM

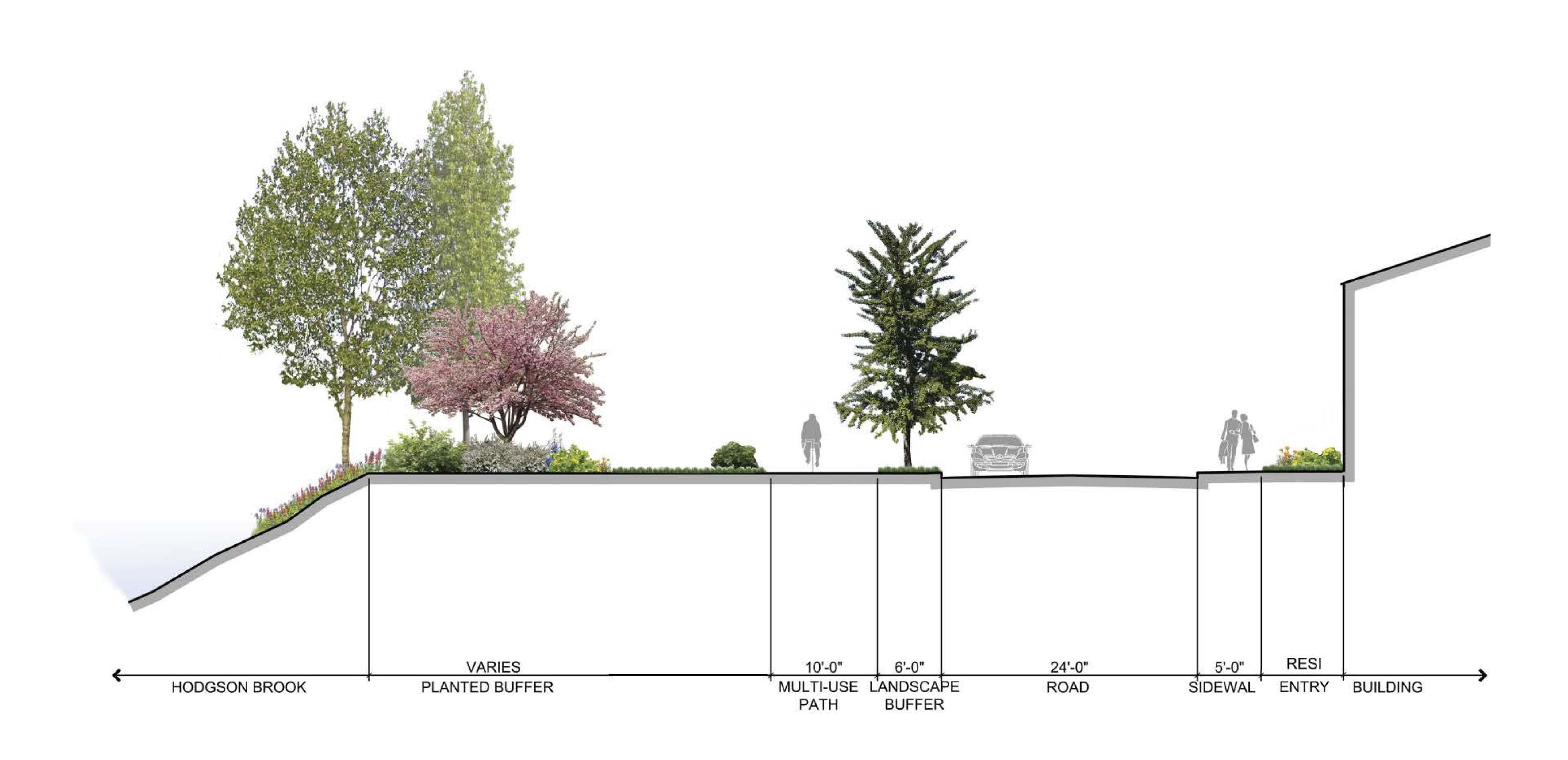


ENLARGED PLAN @ CATE ST



SITE SECTION A-A: BUILDING A @ CATE ST





PROPERTY LINE

PROJ. No.: 20180317.A10
DATE: 01/25/2019

A10\Civil3\Dwg\20180317A10_SRV01-REV1_CONCOM.dwg Layout: CCE-100 Plotted: Mon, January 28, 2019 - 4:22 PM User: ddi |LAYER STATE: | Plotter: DWG TO PDF.PC3 CTB File: FO.STB

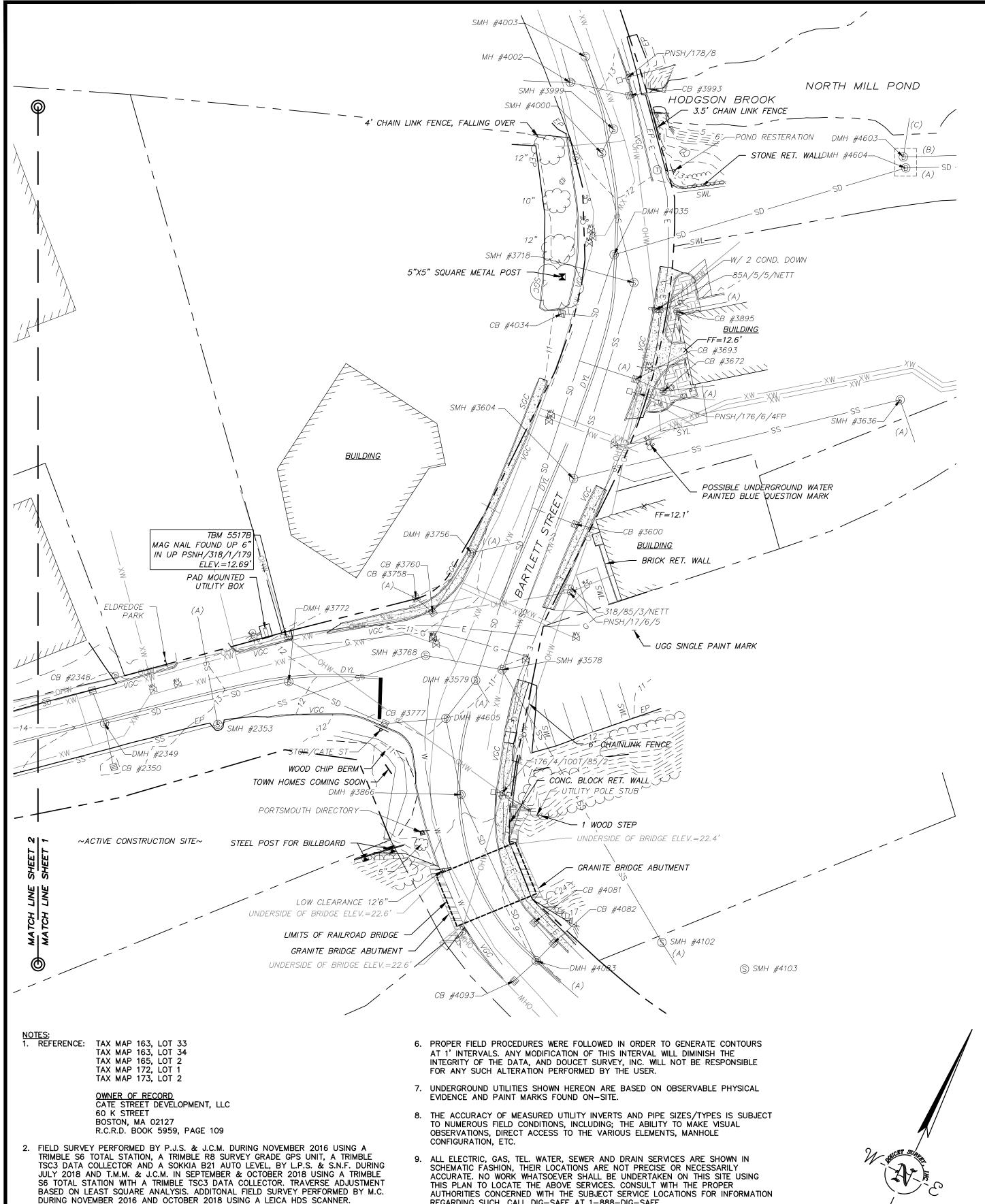
CCE-100

WETLAND BUFFER

PROPERTY LINE

PROJ. No.: 20180317.A10 DATE: 01/25/2019

CC-101



REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

BE CONDUCTED PRIOR FINAL DESIGN AND/OR CONSTRUCTION.

10. UNDERGROUND UTILITY DATA WAS PROVIDED TO DOUCET SURVEY, INC. BY THE CITY

ACCURACY OR EXISTENCE OF THE DATA PROVIDED. ON-SITE INSPECTION SHOULD

OF PORTSMOUTH GIS DEPARTMENT ON NOVEMBER 15, 2016. THIS DATA IS FOR

PLANNING PURPOSES ONLY AND DOUCET SURVEY DOES NOT GUARANTEE THE

3. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARC JACOBS IN

APRIL 2018 IN ACCORDING TO THE US ARMY CORPS OF ENGINEERS WETLAND

SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL:

4. VERTICAL DATUM IS BASED ON NGVD29 PER DISK V 28 1942 ELEV. 25.59..

NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.

NOVEMBER 2016 AND REVIEWED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING

DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987 AND REGIONAL

NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2102 AND FIELD

. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011)

DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNÉT GPS VRS

INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017,

DRAINAGE STRUCTURES			
CB #1056	CB #1348	CB #3600	CB #4034
RIM ELEV.=23.3'	RIM ELEV.=24.6'	RIM ELEV.=11.1'	RIM ELEV.=10.8'
(A) 4" UNKN. INV.=17.6'	(1347) 12" RCP INV.=19.2'	12" PVC INV.=7.5'	12" PVC INV.=7.5'
(B) 4" UNKN. INV.=17.7'	(1017) 12 1(01 11(1 10.2	12 1 00 11007.3	12 1 00 11007.3
(B) + ORKN. INV17.7	CB #1742	CB #3672	DMH #4035
CB #1071	RIM ELEV.=24.7'	RIM ELEV.=11.9'	RIM ELEV.=11.7'
RIM ELEV.=22.7'	(1743) 12" RCP INV.=19.7'	(3693) 4" PVC INV.=8.2'	(NO VISIBLE PIPES)
	(1745) 12 RCF INV.=19.7	ļ · · · ·	<u>'</u>
(1072) 12" RCP INV.=17.3'	00 44747	(3895) 4" PVC INV.=8.7'	SUMP=1.3'
	CB #1743	(A) 4" PVC INV.=8.3'	WATER LEVEL=1.8'
CB #1072	RIM ELEV.=24.7'		
RIM ELEV.=23.7'	(1742) 12" RCP INV.=19.5'	CB #3693	CB #4081
(A) 6" CMP INV.=17.6'	(A) 12" RCP INV.=19.5'	RIM ELEV.=11.0'	RIM ELEV.=8.7'
(1071) 12" RCP INV.=17.5'		(3672) 4" PVC INV.=8.2'	(4082) 12" HDPE INV.=5.8'
(1148) 12" CMP INV.=17.5'	CB #1926	(A) 12" PVC INV.=7.9'	
(1347) 15" RCP INV.=17.1'	RIM ELEV.=29.7'		CB #4082
(B) 15" RCP INV.=17.0'	8" PVC INV.=27.9' (OUTFALL)	DMH #3756	RIM ELEV.=8.7'
		RIM ELEV.=11.6'	(4081) 12" HDPE INV.=5.7'
CB #1128	CB #2346	(2360) 12" PVC INV.=7.8'	(4083) 12" HDPE INV.=5.9'
" RIM ELEV.=22.7'	" RIM ELEV.=15.6'	(A) 12" PVC INV.=7.8'	
(A) 6" PVC INV.=19.4'	(A) 12" RCP INV.=11.3'	, , , , , , , , , , , , , , , , , , , ,	DMH #4083
(1186) 12" CMP INV.=18.9'	(.,,	DMH #3756	RIM ELEV.=8.9'
<u> </u>	CB #2347	· · · · · · · · · · · · · · · · · · ·	
(1148) 12" CMP INV.=18.8'	<u>"</u>	RIM ELEV.=11.6'	(3866) 42"WX24H CMP INV.=5.0'
	RIM ELEV.=13.8'	(3760) 12" PVC INV.=7.7'	(4083) 12" HDPE INV.=5.7'
CB #1147	(2348) 15" HDPE INV.=9.7"	(A) 12" PVC INV.=7.8'	(4093) 12" HDPE INV.=5.6'
RIM ELEV.=22.2'			(A) 42"WX24H CMP INV.=5.0'
(A) 6" PVC INV.=18.7'	CB #2348	CB #3758	
(B) 12" CMP INV.=18.3'	RIM ELEV.=13.6'	RIM ELEV.=10.9'	CB #4093
	(2347) 15" HDPE INV.=9.8'	(3760) 12" PVC INV.=8.0'	RIM ELEV.=9.0'
CB #1148	(2349) 15" HDPE INV.=9.8'	(A) 8" PVC INV.=7.9'	(4083) 12" HDPE INV.=5.9'
RIM ELEV.=22.4'			
(A) 6" PVC INV.=18.7'	CB #2349	CB #3760	CB #4181
(1128) 12" CMP INV.=18.1'	RIM ELEV.=13.8'	RIM ELEV.=10.7'	RIM ELEV.=24.7'
(1148) 12" CMP INV.=18.2'	(2348) 15" HDPE INV.=9.1'	(3756) 12" PVC INV.=8.0'	12" CMP INV.=19.7'
	(2350) 15" HDPE INV.=10.3'	(3758) 12" PVC INV.=8.0'	
CB #1186	(3772) 15" HDPE INV.=9.1'	(0.00) 12 1 10 1111 010	CB #4239
RIM ELEV.=23.5'	(6772) 18 11812 11443.1	DMH #3772	RIM ELEV.=25.0'
(1188) 12" CMP (NOT VISIBLE)	CB #2350	RIM ELEV.=12.2'	12" CMP INV.=20.3'
			12 CMP INV.=20.3
(1128) 12" CMP INV.=20.0'	RIM ELEV.=12.6'	(2349) 15" HDPE INV.=8.7'	100 11515
00 11100	(FULL OF SILT & DEBRIS)	(3777) 15" HDPE INV.=8.6'	CB #4545
CB #1188			RIM ELEV.=27.8'
RIM ELEV.=25.7'	CB #2993	CB #3777	(3281) 15" RCP INV.=22.0'
(1186) 8" PVC INV.=22.3'	RIM ELEV.=30.2	RIM ELEV.=10.7'	(A) 18" RCP INV.=21.3'
	(A) 15" RCP INV.=26.2'	(3772) 15" HDPE INV.=7.7'	
CB #1213	(B) 12" UNKN. INV.=26.1'	(4605) 15" HDPE INV.=7.6'	DMH #4603 & 4604
RIM ELEV.=20.3'	(3281) 15" RCP INV.=26.0'		RIM ELEV.=10.3'
(HDWL) 12" HDPE INV.=17.6'		DMH #3866	(4035) 42" RCP INV.=1.0'
	CB #3019	RIM ELEV.=10.2'	(A) 36" RCP INV. (RECESSED)
CB #1251	RIM ELEV.=28.8'	(4083) 42"WX24H CMP INV.=5.3'	(B) UNKN. (RECESSED)
RIM ELEV.=20.9'	(A) 6" PVC INV.=25.4'	(4605) 24" RCP INV.=5.4'	(C) 42" RCP INV.=1.2'
(A) 18" CMP INV.=16.5'	, ,	(A) 8" CI INV.=8.0'	, .
V. 7 10 0mm mtt.=10.0	CB #3065	(.,, 5 5,	DMH #4605
 CB #1345	RIM ELEV.=31.5'	CB #3895	RIM ELEV.=11.0'
		RIM ELEV.=11.9'	(3579) 24" RCP INV.=4.4'
RIM ELEV.=23.3'	WATER ELEV.=27.4'		
(1346) 12" RCP INV.=19.1'	(NO PIPES VISIBLE)	(3672) 4" PVC INV.=9.7'	(3777) 15" CMP INV.=7.5'
AD W.T.(5		(A) 4" PVC INV.=9.9'	(3866) 24" RCP INV.=4.6'
CB #1346	CB #3281		
RIM ELEV.=25'	RIM ELEV.=29.8'	CB #3993	
(1345) 12" RCP INV.=17.4'	(2993) 15" RCP INV.=24.3'	RIM ELEV.=12.6'	
(1347) 15" RCP INV.=15.9"	(4545) 15" RCP INV.=24.2'	(NO VISIBLE PIPES)	
(A) 15" RCP INV.=15.7'		APPEARS TO OPEN TO BROOK	
	DMH #3579	SUMP=1.5'	
CB #1347	RIM ELEV.=11.2'	WATER LEVEL=1.8'	
RIM ELEV.=23.9'	(4035) 36" BRICK TROUGH INV.=2.0'		
	(4605) 24" RCP INV.=4.2'	CB #4002	
(1348) 12" RCP INV.=18.8'			
(1348) 12" RCP INV.=18.8' (1072) 15" RCP INV.=15.9'	<u>'</u>	RIM FI FV =12 Q'	
(1348) 12" RCP INV.=18.8' (1072) 15" RCP INV.=15.9' (1346) 15" RCP INV.=15.8'	(A) UNKN. INV.=2.0'	RIM ELEV.=12.9' (BOLTED SHUT)	

APPROXIMATE LOT LINE
——————————————————————————————————————
EASEMENT LINE
STOCKADE FENCE
5 <u>2</u>
∞ o o o · GUARDRAIL
OHW OVERHEAD WIRES
SS—SEWER LINE
G GAS LINE
W WATER LINE
— 20 — MAJOR CONTOUR LINE
— — — 22 — — — MINOR CONTOUR LINE
. TREE LINE
SHRUB LINE
EDGE OF WETLAND
XS-SEWER LINE (SEE NOTE 20)
XD
XW
UTILITY POLE
UTILITY POLE & GUY WIRE
o liliti Pole & GOT WIRE

UTILITY POLE W/ LIGHT

LIGHT POLE

SIGN (TWO POSTS) FENCE POST POST POST BOLLARD FIRE HYDRANT WATER GATE VALVE GAS GATE VALVE OIL FILL CAP 0.F.C. ELECTRIC BOX $\Box \equiv \oplus$ CATCH BASIN DRAIN MANHOLE ROOF DRAIN MANHOLE SEWER MANHOLE CLEANOUT HAND HOLE WETLAND AREA FLAG POLE CONIFEROUS TREE DECIDUOUS TREE

CONCRETE SGC

SWL

SYL

CRUSHED STONE LEDGE OUTCROP ACCESSIBLE PARKING SPACE MAST ARM JERSEY BARRIER TYPICAL FINISHED FLOOR ELECTRIC METER EDGE OF PAVEMENT VERTICAL GRANITE CURB SLOPED GRANITE CURB SLOPED BITUMINOUS BERM

SINGLE WHITE LINE

SINGLE YELLOW LINE

DOUBLE YELLOW LINE

MONITORING WELL

DRAINAGE FLOW DIRECTION ARROW

SMH #1066	SMH #2434	SMH #3768
RIM ELEV.=23.2'	RIM ELEV.=18.2'	RIM ELEV =11.4
(A) 4" PVC INV.=18.5'	(2799) 10" UNKN. INV.=9.7'	(2353) 24" PVC INV.=6.0'
(D) UNKN. INV.=12.3'	(2365) 12" UNKN. INV.=9.7'	(3578) 24" PVC INV.=5.9'
(1152) 10" UNKN. INV.=11.8'		
(C) 4" PVC INV.=16.0'	SMH #2789	SMH #3999
(D) 4" PVC INV.=16.0'	RIM ELEV.=20.1'	RIM ELEV.=12.6'
(1350) UNKN. INV.=11.9'	(SUMP) INV.=9.9'	(4000) 10" PVC INV.=5.9'
(E) UNKN. INV.=11.6'	NO PIPES VISIBLE	(4003) 12" PVC INV.=5.8'
SMH #1152	SMH #2799	SMH #4000
RIM ELEV.=22.6'	RIM ELEV.=23.8'	RIM ELEV.=12.3'
(1066) 10" UNKN. INV.=11.3'	(A) 4" DI INV.=21.1'	(3718) 10" PVC INV.=5.8'
(2799) 10" UNKN. INV.=11.2'	(B) 8" UNKN. INV.=12.1'	(3999) 10" PVC INV.=5.8'
	(1152) 10" UNKN. INV.=10.7'	
SMH #1350	(2434) 10" UNKN. INV.=10.6'	SMH #4003
RIM ELEV.=25.5'		RIM ELEV.=13.3'
(A) 8" CLAY INV.=14.9'	SMH #3280	(3999) 12" PVC INV.=6.5'
(4565) UNKN INV =14.7'	RIM ELEV.=29.8'	(A) 10" CI INV.=6.6
(1066) UNKN INV.=14.4'	(1527) 8" CLAY DROP INLET INV.=21.1'	
	(4565) UNKN. INV.=16.4'	SMH #4102
SMH #1470	(A) 4" CI INV.=23.3'	RIM ELEV.=11.3'
RIM ELEV.=29.4'	(B) UNKN. INV.=16.5'	(3578) 30" PVC INV.=3.7'
FULL OF DEBRIS		(A) 30" PVC INV.=3.6'
	SMH #3578	
SMH #1527	RIM ELEV.=10.9'	SMH #4103
RIM ELEV.=31.6'	(3604) 36" PVC INV.=3.0'	RIM ELEV.=10.5'
(3280) 8" CLAY INV.=24.8'	(3768) 24" PVC INV.=5.8'	(NO VISIBLE PIPES, POSSIBLI
(A) 8" CLAY INV.=25.3'	(4102) 30" PVC INV=3.1'	ELECTRIC MANHOLE)
(B) 8" CLAY INV.=24.7'		
	SMH #3604	SMH #4565
SMH #2353	RIM ELEV.=11.3'	RIM ELEV.=26.4'
RIM ELEV.=12.7'	(3578) 36" PVC INV.=2.5'	PIPES SUBMERGED
(2365) 24" PVC INV.=6.5'	(3636) 36" PVC INV.=2.5'	WATER LEVEL=16.5'
(3768) 24" PVC INV.=6.5'	(3718) 10" PVC INV.=4.7'	SUMP=15.4'
(A) 6" PVC INV.=7.2'		
	SMH #3636	SMH #4607
SMH #2365	RIM ELEV.=10.3'	RIM ELEV.=33.2'
RIM ELEV.=14.4'	(3604) 36" PVC INV.=2.3'	(A) 8" PVC INV.=17.9'
(A) 10" CI INV.=9.3'	(A) 36" PVC INV.=2.2'	(B) 8" PVC INV.=17.7'
(2434) 10" METAL INV.=9.2'		
(2353) 24" METAL INV.=9.2'	SMH #3718	
	RIM ELEV.=11.5'	
	(3604) 10" PVC INV.=5.3'	
	(4000) 10" PVC INV.=5.5'	





CATE STREET DEVELOPMENT, LLC

TAX MAP 163, LOTS 33 & 34 TAX MAP 165, LOT 2 TAX MAP 172, LOT 1 TAX MAP 173, LOT 2 CATE STREET & US ROUTE 1 BYPASS PORTSMOUTH, NEW HAMPSHIRE

2 | 1/30/19 | REVISE WETLAND NOTE & OWNER INFO. | MWF 1 10/10/18 ADDITIONAL SURVEY AREA DESCRIPTION NO. DATE

DRAWN BY: M.T.L.	DECEMBER 2016
M.W.F.	5517A DRAWING NO.:
5517 JOB NO.:	1 5 SHEET OF



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