



# 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: Cate Street Development, LLC Date Submitted: July 15, 2019

Applicant: Cate Street Development, LLC c/o Jay Bisognano

Phone Number: 987-490-5278 E-mail: jb@torprops.com

Site Address 1: 428 US Route 1 ByP Map: See Below Lot:

Site Address 2:  Map:  Lot:

Tax Maps & Lots, 163-33&34, 163-37, 165-2, 172-1, 173-2 and portion of Cate Street Right of way.

Application Requirements			
	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Completed Application form. <b>(III.C.2-3)</b>		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). <b>(III.C.4)</b>	<b>PLANS, CHECKLIST, FEE</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
<input checked="" 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>	SUBDIVISION PLANS EASMENT PLANS TOPOGRAPHIC PLANS	<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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Zoning classification and minimum yard dimensions required. <b>(Section IV.4/V.4)</b>	SUBDIVISION PLAN SHEET 1 NOTE 3 REFERENCE TO SITE PLAN	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" 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>	LOCUS SHEET 1  SHEETS 2-10 50SCALE	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" 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>	ROAD DESIGN AND SITE PLANS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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>	SHEETS 2-5	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	N/A
<input checked="" 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>	SHEETS 1-10 ROAD PLANS AND SITE PLANS	<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 checked="" 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>	TOPOGRAPHIC PLAN SHEETS 6-10	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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>	SUBDIVISION AND EASEMENT PLANS SHEETS 1-5 ROAD PLANS AND SITE PLANS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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>	ROAD PLANS	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. <b>(Section IV.11)</b>	ZONE X, NO BFE NOTE 6 SHEET 1	<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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>	4 LOTS  TOPOGRAPHIC PLANS SHEETS 6-10  ROAD PLANS  SITE PLANS	<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 checked="" 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>	ROAD AND SITE PLANS TABLE ON COVER SHEETS	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" 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>	NOTE # 6 ON SHEET 1	<input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat	
<input checked="" type="checkbox"/>	Location of all permanent monuments. <b>(Section V.12)</b>	SHEETS 2-5	<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 checked="" type="checkbox"/>	<b>1. Basic Requirements: (VI.1)</b>		
<input checked="" type="checkbox"/>	a. Conformity to Official Plan or Map	SUBDIVISION, EASEMENT AND TOPOGRAPHIC PLANS	
<input checked="" type="checkbox"/>	b. Hazards		
<input checked="" type="checkbox"/>	c. Relation to Topography	ROAD AND SITE PLANS	
<input type="checkbox"/> N/A	d. Planned Unit Development <small>SITE DEVELOPMENT &amp; SUBDIVISION</small>	ALL SHEETS	
<input checked="" type="checkbox"/>	<b>2. Lots: (VI.2)</b>		
<input checked="" type="checkbox"/>	a. Lot Arrangement	SUBDIVISION PLANS	
<input checked="" type="checkbox"/>	b. Lot sizes	SHEETS 1-3	
<input checked="" type="checkbox"/>	c. Commercial and Industrial Lots		
<input checked="" type="checkbox"/>	<b>3. Streets: (VI.3)</b>		
<input checked="" type="checkbox"/>	a. Relation to adjoining Street System	ALL SHEETS	
<input checked="" type="checkbox"/>	b. Street Rights-of-Way	SHEETS 1-5 & ROAD PLANS	
<input checked="" type="checkbox"/>	c. Access		
<input type="checkbox"/> N/A	d. Parallel Service Roads		
<input checked="" type="checkbox"/>	e. Street Intersection Angles		
<input checked="" type="checkbox"/>	f. Merging Streets		
<input checked="" type="checkbox"/>	g. Street Deflections and Vertical Alignment		
<input type="checkbox"/> N/A	h. Marginal Access Streets		
<input type="checkbox"/> N/A	i. Cul-de-Sacs		
<input checked="" type="checkbox"/>	j. Rounding Street Corners		
<input checked="" type="checkbox"/>	k. Street Name Signs		
<input checked="" type="checkbox"/>	l. Street Names		
<input checked="" type="checkbox"/>	m. Block Lengths		
<input checked="" type="checkbox"/>	n. Block Widths		
<input checked="" type="checkbox"/>	o. Grade of Streets		
<input checked="" type="checkbox"/>	p. Grass Strips		
<input checked="" type="checkbox"/>	<b>4. Curbing: (VI.4)</b>	ROAD PLANS	
<input checked="" type="checkbox"/>	<b>5. Driveways: (VI.5)</b>	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	<b>6. Drainage Improvements: (VI.6)</b>	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	<b>7. Municipal Water Service: (VI.7)</b>	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	<b>8. Municipal Sewer Service: (VI.8)</b>	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	<b>9. Installation of Utilities: (VI.9)</b>	ROAD AND SITE PLANS	
<input checked="" type="checkbox"/>	a. All Districts		
<input checked="" type="checkbox"/>	b. Indicator Tape	CD SHEETS	
<input type="checkbox"/>	<b>10. On-Site Water Supply: (VI.10)</b>	NONE	
<input type="checkbox"/>	<b>11. On-Site Sewage Disposal Systems: (VI.11)</b>	NONE	
<input checked="" type="checkbox"/>	<b>12. Open Space: (VI.12)</b>		
<input checked="" type="checkbox"/>	a. Natural Features	SITE PLAN SET CS-002	
<input checked="" type="checkbox"/>	b. Buffer Strips		
<input type="checkbox"/>	c. Parks	LANDSCAPING PLANS	
<input checked="" type="checkbox"/>	d. Tree Planting		
<input checked="" type="checkbox"/>	<b>13. Flood Hazard Areas: (VI.13)</b>		
<input checked="" type="checkbox"/>	a. Permits	WETLANDS PERMIT	
<input type="checkbox"/> N/A	b. Minimization of Flood Damage		
<input type="checkbox"/> N/A	c. Elevation and Flood-Proofing Records		
<input type="checkbox"/> N/A	d. Alteration of Watercourses		
<input checked="" type="checkbox"/>	<b>14. Erosion and Sedimentation Control (VI.14)</b>	ROAD & SITE PLANS	

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<b>15. Easements (VI.15)</b>	EASEMENT PLANS SHEETS 4-5 NOTES 12&13 SHEET 4	
<input checked="" type="checkbox"/>	a. Utilities		
<input checked="" type="checkbox"/>	b. Drainage		
<input checked="" type="checkbox"/>	<b>16. Monuments: (VI.16)</b>	SHEETS 1-5	
<input checked="" type="checkbox"/>	<b>17. Benchmarks: (VI.17)</b>	SHEETS 6-10	
<input type="checkbox"/>	N/A <b>18. House Numbers (VI.18)</b>	NO HOUSES	

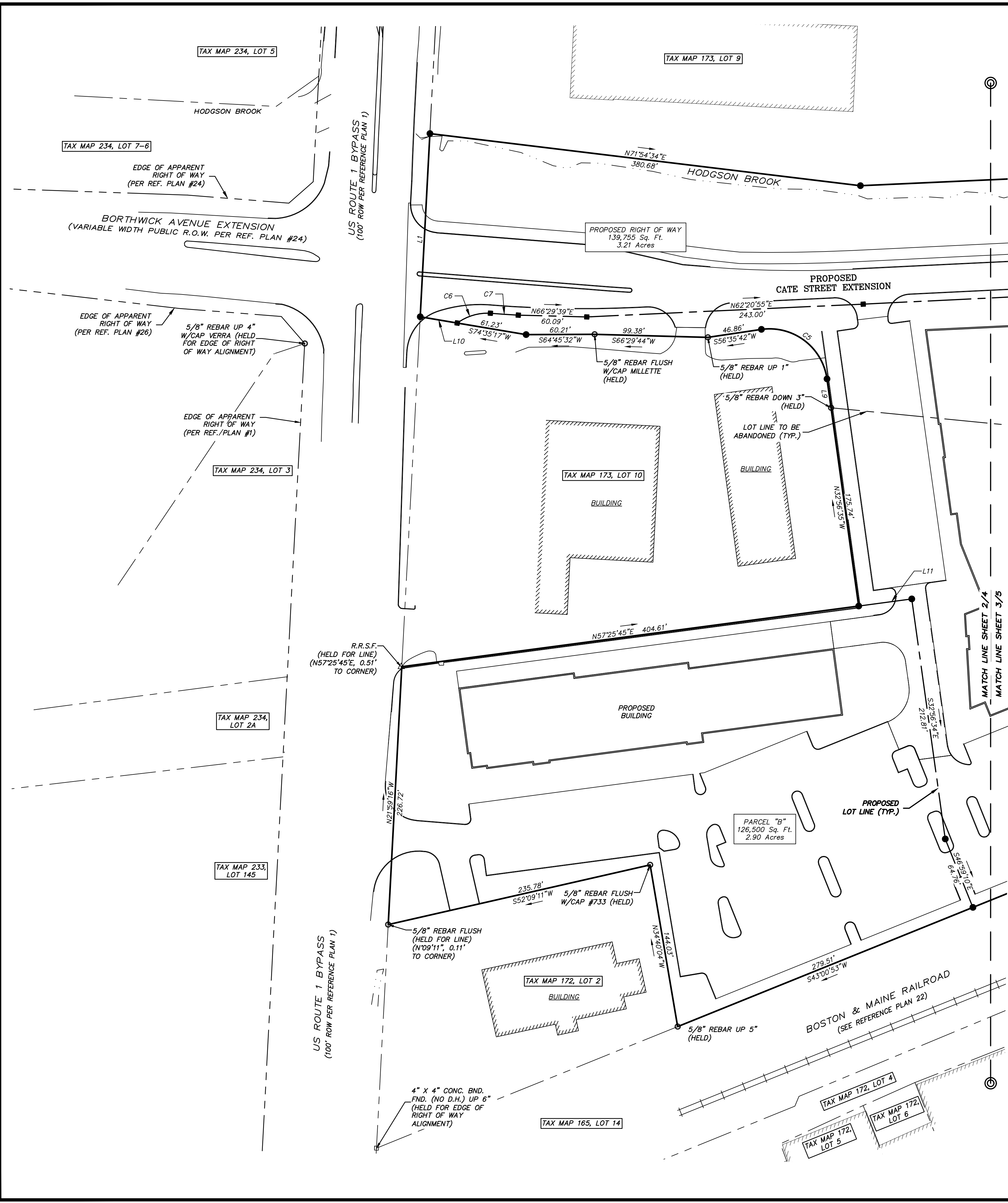
Design Standards			
	Required Items for Submittal	Indicate compliance and/or provide explanation as to alternative design	Waiver Requested
<input checked="" type="checkbox"/>	<b>1. Streets have been designed according to the design standards required under Section (VII.1).</b> a. Clearing b. Excavation 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	ROAD PLANS	
<input checked="" 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	ROAD PLANS SITE PLANS	
<input checked="" 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	ROAD PLANS SITE PLANS	
<input checked="" 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	ROAD PLANS SITE PLANS	

Applicant's/Representative's Signature:  Date: 07/15/19

<sup>1</sup> See City of Portsmouth, NH Subdivision Rules and Regulations for details.  
Subdivision Application Checklist/April 2019

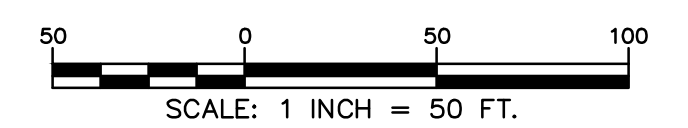
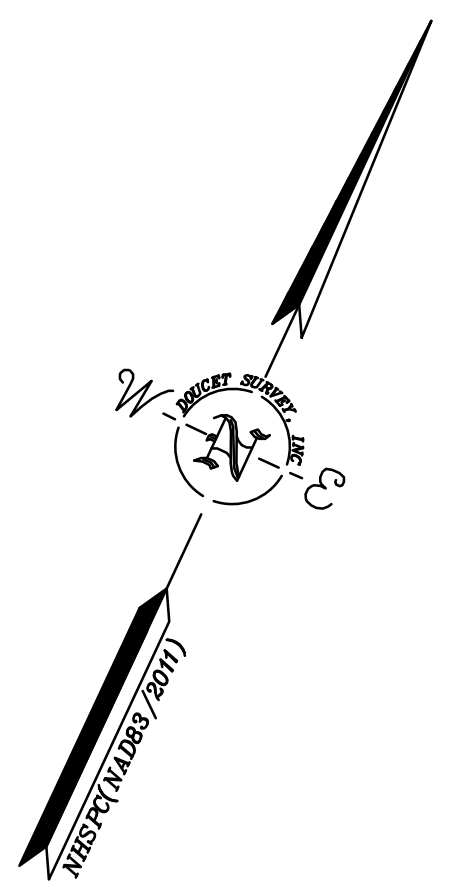


FILE NAME: Y:\PROJECTS\25171 CAD (24) 4130\DWG\25171 SUB PLANS.dwg LAYOUT NAME: SUB (22) PLOTTED Friday, September 06, 2019 - 12:28pm



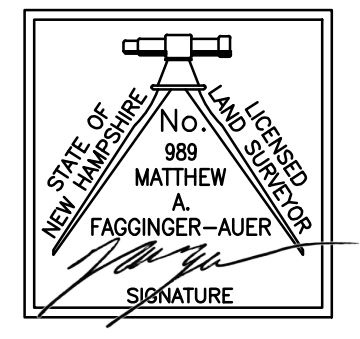
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	66.21'	178.00'	211°42'	N85°47'06"E	65.83'
C2	20.94'	178.00'	6°44'29"	N71°45'30"E	20.93'
C3	180.71'	11451.20'	0°54'15"	N54°18'39"E	180.71'
C4	108.14'	11451.20'	0°32'28"	N55°02'01"E	108.14'
C5	80.85'	51.00'	90°49'33"	S78°21'38"E	72.64'
C6	30.94'	45.00'	39°23'52"	N48°30'09"E	30.34'
C7	24.56'	1008.50'	1°23'42"	N68°53'56"E	24.56'
C8	38.52'	635.87'	3°28'15"	N60°29'39"E	38.51'
C9	15.14'	635.87'	1°21'52"	N58°04'35"E	15.14'
C10	115.78'	133.00'	49°52'37"	N82°19'58"E	112.16'
C11	33.65'	178.00'	10°49'50"	S78°08'38"E	33.60'
C12	181.57'	200.00'	52°00'57"	S83°14'19"E	175.40'
C13	84.14'	100.00'	48°12'27"	N81°13'11"E	81.68'
C14	134.92'	2836.93'	2°43'29"	N52°04'44"E	134.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°59'16"W	161.10'
L2	S25°06'26"E	30.74'
L3	N65°44'42"E	40.75'
L4	N38°11'17"W	10.00'
L5	N71°55'42"E	30.64'
L6	S40°12'57"E	42.38'
L7	S36°26'29"E	20.00'
L8	N46°59'07"W	41.00'
L9	N32°56'35"W	25.61'
L10	S74°35'17"W	32.98'
L11	N57°25'45"E	47.00'
L12	S26°33'24"E	20.39'
L13	S79°44'51"E	24.00'
L14	N65°28'25"E	31.49'
L15	S55°22'43"W	92.06'
L16	S55°22'43"W	56.61'
L17	N20°49'54"W	60.72'
L18	N20°49'54"W	74.81'
L19	N35°02'16"W	44.30'
L20	N35°02'16"W	46.03'



**SUBDIVISION PLAN**  
FOR  
**CATE STREET DEVELOPMENT LLC**  
OF  
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

- LEGEND**
- LOT LINE
  - - - PROPOSED LOT LINE
  - · - - APPARENT RIGHT OF WAY LINE
  - · - - LOT LINE TO BE ABANDONED
  - · - - APPROXIMATE ABUTTER LOT LINE
  - · - - EDGE OF WETLAND
  - BOUND FOUND
  - △ R.R.S.F.
  - RAILROAD SPIKE FOUND
  - IRON PIPE/ROD FOUND
  - 4"x4" GRANITE BOUND TO BE SET
  - 5/8" REBAR W/ID CAP TO BE SET
  - BOUND FOUND
  - IRON PIPE FOUND
  - CONC.
  - D.H.



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

APPROVED FOR THE RECORD  
CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

\_\_\_\_\_  
L.L.S. #989  
DATE

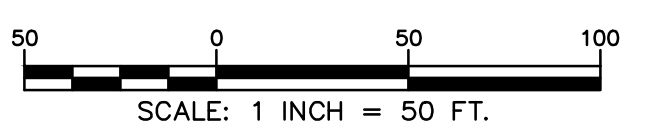
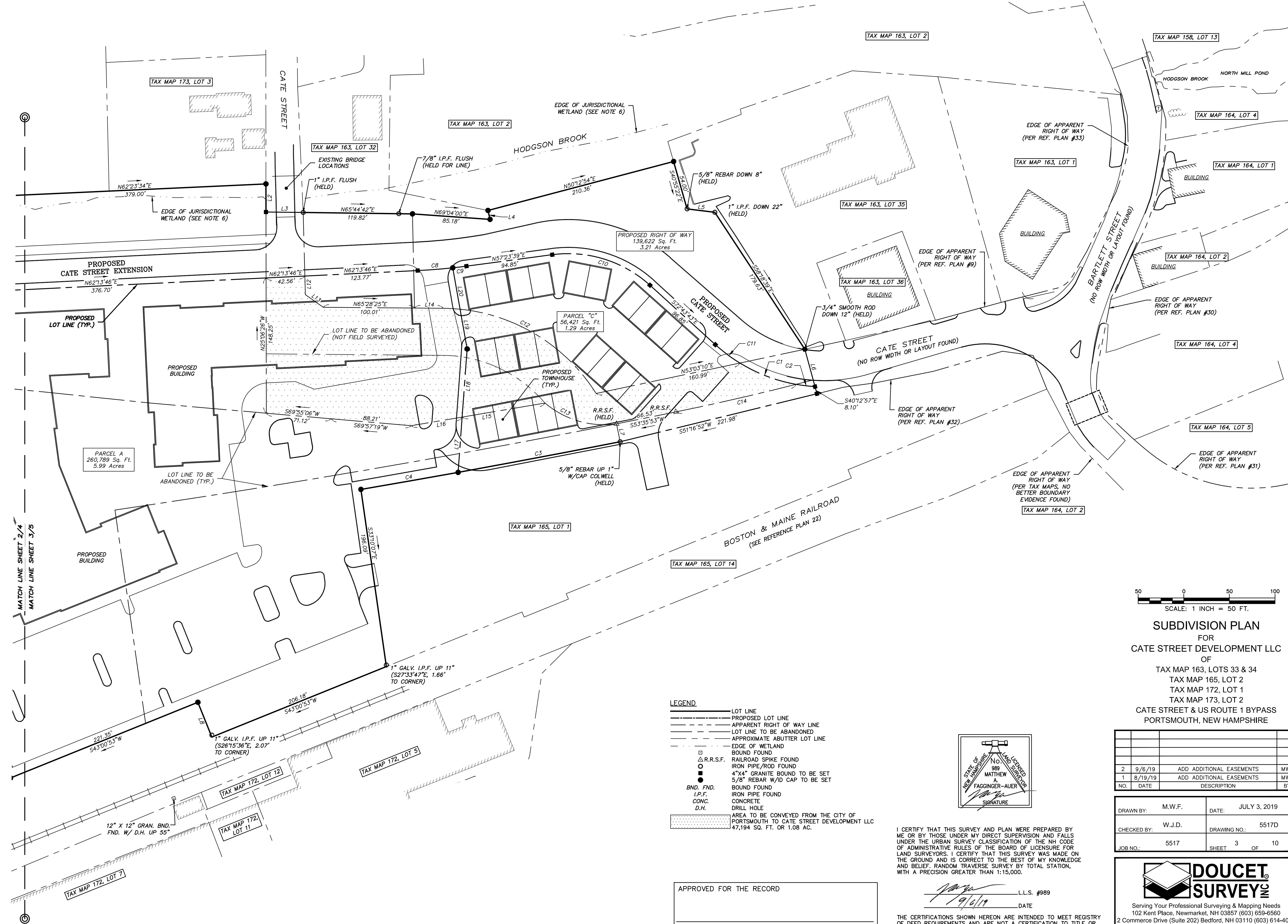
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

NO.	DATE	DESCRIPTION	BY
2	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	2 OF 10

**DOUCET SURVEY**  
 Serving Your Professional Surveying & Mapping Needs  
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>





**SUBDIVISION PLAN**  
 FOR  
**CATE STREET DEVELOPMENT LLC**  
 OF  
 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

- LEGEND**
- LOT LINE
  - - - PROPOSED LOT LINE
  - · - - APPARENT RIGHT OF WAY LINE
  - · - - LOT LINE TO BE ABANDONED
  - · - - APPROXIMATE ABUTTER LOT LINE
  - · - - EDGE OF WETLAND
  - · - - BOUND FOUND
  - R.R.S.F.
  - RAILROAD SPIKE FOUND
  - IRON PIPE/ROD FOUND
  - 4"X4" GRANITE BOUND TO BE SET
  - 5/8" REBAR W/D CAP TO BE SET
  - BOUND FOUND
  - IRON PIPE FOUND
  - CONC.
  - D.H.
  - AREA TO BE CONVEYED FROM THE CITY OF PORTSMOUTH TO CATE STREET DEVELOPMENT LLC 47,194 SQ. FT. OR 1.08 AC.

MATTHEW A. FACINGER-AUER  
 SIGNATURE

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

APPROVED FOR THE RECORD

CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

L.L.S. #989  
 DATE 7/6/19

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

NO.	DATE	DESCRIPTION	BY
2	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	3 OF 10

**DOUCET SURVEY**  
 Serving Your Professional Surveying & Mapping Needs  
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

SEE SHEET 1 FOR NOTES 1-11.

12. THE FOLLOWING LOTS ARE EITHER SUBJECT TO OR IN BENEFIT OF, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS/RIGHTS OF RECORD:

- TAX MAP 172, LOT 1
  - A. SUBJECT TO A 50' WIDE RIGHT OF WAY FOR THE BENEFIT OF TAX MAP 172, LOT 2 SEE R.C.R.D. BOOK 2411, PAGE 1484 AND R.C.R.D. PLAN D-10722 (TO BE ABANDONED).
  - B. EXCEPTING AN 8" WATER PIPE LOCATED UNDER SUBJECT PARCEL, SEE R.C.R.D. BOOK 2783, PAGE 560, LOCATION OF SUBJECT WATER PIPE UNKNOWN.
  - C. SUBJECT TO A 10' WIDE ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 1257, PAGE 324 AND R.C.R.D. PLAN D-19110.
  - D. SUBJECT TO A WATER LINE EASEMENT, SEE R.C.R.D. BOOK 950, PAGE 174, LOCATION OF SUBJECT WATERLINE UNKNOWN.
  - E. SUBJECT TO AN ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 1374, PAGE 97, LOCATION OF SUBJECT EASEMENT UNKNOWN.
  - F. SUBJECT TO AN ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 2364, PAGE 397, LOCATION OF SUBJECT EASEMENT UNKNOWN.
  - G. SUBJECT TO A 15' DRIVEWAY EASEMENT, SEE R.C.R.D. BOOK 2216, PAGE 18, LOCATION OF SUBJECT EASEMENT UNKNOWN.
- TAX MAP 173, LOT 2
  - H. SUBJECT TO A 50' WIDE ACCESS EASEMENT IN FAVOR OF TAX MAP 173, LOT 10, SEE R.C.R.D. BOOK 3204, PAGE 87 AND R.C.R.D. PLAN D-24912 (TO BE ABANDONED).
  - I. SUBJECT TO A DRAINAGE EASEMENT TO THE UNITED STATES OF AMERICA, SEE R.C.R.D. BOOK 1423, PAGE 240 AND PLAN D-19110.
  - J. SUBJECT TO A 10' WIDE ELECTRIC EASEMENT, SEE R.C.R.D. BOOK 1257, PAGE 324. SEE ALSO R.C.R.D. PLAN D-19110.
  - K. SUBJECT TO EASEMENTS FOR PASSAGE AND PIPE LINES, SEE R.C.R.D. BOOK 2205, PAGE 646 AND PLAN D-24912. LOCATION OF SUBJECT EASEMENTS UNKNOWN.
  - L. SUBJECT TO A SEWER AND WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH, SEE R.C.R.D. BOOK 1476, PAGE 252 (TO BE ABANDONED).
- TAX MAP 165, LOT 2
  - M. SUBJECT TO A SEWER EASEMENT, SEE R.C.R.D. BOOK 1659, PAGE 273 (TO BE ABANDONED).
  - N. DRIVEWAY RIGHTS, SEE R.C.R.D. BOOK 1659, PAGE 273, LOCATION AND STATUS UNKNOWN.
  - O. ADDITIONAL COVENANTS AND EXCEPTIONS, SEE R.C.R.D. BOOK 1659, PAGE 273.
- TAX MAP 173, LOT 10 (NOT SUBJECT PARCEL)
  - P. SUBJECT TO A SEWER EASEMENT, SEE R.C.R.D. BOOK 1270, PAGE 418.
  - Q. SUBJECT TO A WATER EASEMENT, SEE R.C.R.D. BOOK 1448, PAGE 465.

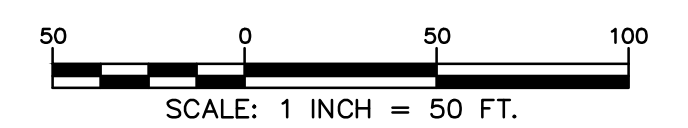
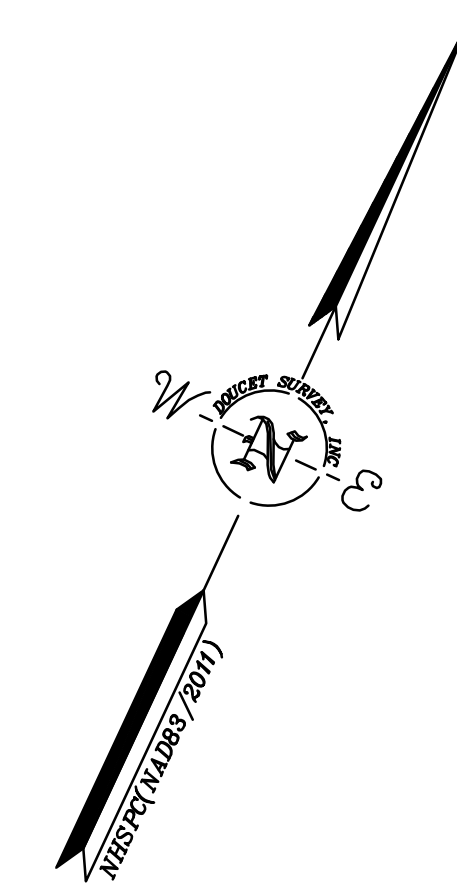
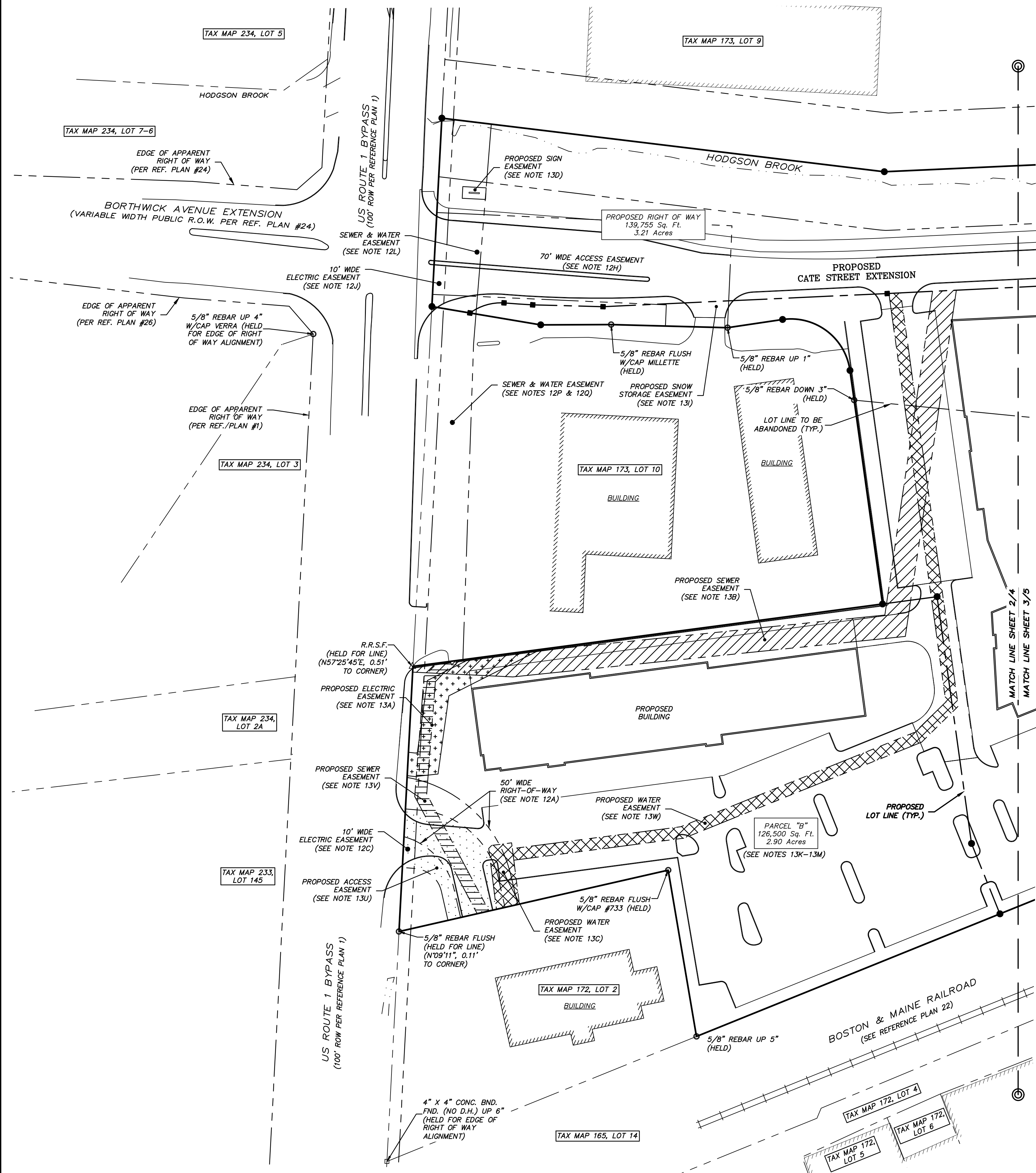
13. PROPOSED EASEMENTS (LOCATION SHOWN ON PLAN, METES AND BOUNDS DESCRIPTION TO BE ADDED ONCE EASEMENT LOCATIONS ARE APPROVED):

- A. PROPOSED 20' WIDE ELECTRIC EASEMENT IN FAVOR OF EVERSOURCE AND TAX MAP 173, LOT 10.
- B. PROPOSED 20' WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH.
- C. PROPOSED 20' WIDE WATER SERVICE EASEMENT IN FAVOR OF TAX MAP 172, LOT 2.
- D. PROPOSED SIGN EASEMENT IN FAVOR OF CATE STREET DEVELOPMENT LLC.

ADDITIONAL PROPOSED EASEMENTS:

- PARCEL "A" (RESIDENTIAL LOT)
  - E. BLANKET UTILITY EASEMENT IN FAVOR OF EVERSOURCE.
  - F. BLANKET WATER SERVICE EASEMENT IN FAVOR OF TAX MAP 172, LOT 2.
  - G. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "B" & "C".
  - H. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND HYDRANTS.
  - I. 5' WIDE SNOW STORAGE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH ALONG THE SOUTHERN LINE OF THE PROPOSED RIGHT OF WAY.
  - J. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.
- PARCEL "B" (COMMERCIAL LOT)
  - K. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "A" & "C".
  - L. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND HYDRANTS.
  - M. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.
- PARCEL "C" (TOWN HOUSE LOT)
  - N. BLANKET UTILITY EASEMENT IN FAVOR OF EVERSOURCE.
  - O. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "A" & "B".
  - P. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND HYDRANTS.
  - Q. 5' WIDE SNOW STORAGE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH ALONG THE SOUTHERN LINE OF THE PROPOSED RIGHT OF WAY.
  - R. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.
  - S. SIGHT LINE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH. NO PLANTINGS OR OBSTRUCTIONS WITHIN THIS EASEMENT TALLER THAN THREE (3) FEET WILL BE ALLOWED IN ORDER TO MAINTAIN SIGHT DISTANCE.

- TAX MAP 165, LOT 1 & TAX MAP 172, LOT 2
  - T. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 165, LOT 1 AND TAX MAP 172, LOT 2 OVER PROPOSED PARCELS A, B & C.
  - U. PROPOSED ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 OVER PARCEL B.
  - V. PROPOSED 10' WIDE SEWER EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 OVER PARCEL B.
  - W. PROPOSED 10' WIDE WATER EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 OVER PARCELS A & B.
  - X. PROPOSED 10' WIDE WATER EASEMENT IN FAVOR OF TAX MAP 165, LOT 1 OVER PARCEL C.
  - Y. PROPOSED 30' WIDE ACCESS EASEMENT IN FAVOR OF TAX MAP 165, LOT 1 OVER PARCEL C.



**EASEMENT PLAN**  
 FOR  
**CATE STREET DEVELOPMENT LLC**  
 OF  
 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

- LEGEND**
- LOT LINE
  - PROPOSED LOT LINE
  - APPARENT RIGHT OF WAY LINE
  - LOT LINE TO BE ABANDONED
  - APPROXIMATE ABUTTER LOT LINE
  - EXISTING EASEMENT LINE (SEE NOTE #12)
  - PROPOSED EASEMENT LINE (SEE NOTE #13)
  - EDGE OF WETLAND
  - BOUND FOUND
  - △ R.R.S.F. RAILROAD SPIKE FOUND
  - IRON PIPE/ROD FOUND
  - 4"x4" GRANITE BOUND TO BE SET
  - 5/8" REBAR W/D CAP TO BE SET
  - BND. FND. BOUND FOUND
  - I.P.F. IRON PIPE FOUND
  - CON.C. CONCRETE
  - D.H. DRILL HOLE

MATTHEW A. FAGGINGER-AUER  
 SIGNATURE

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

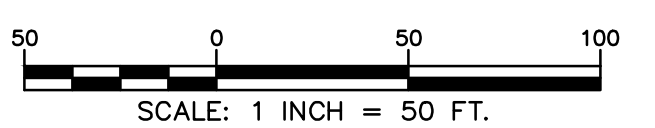
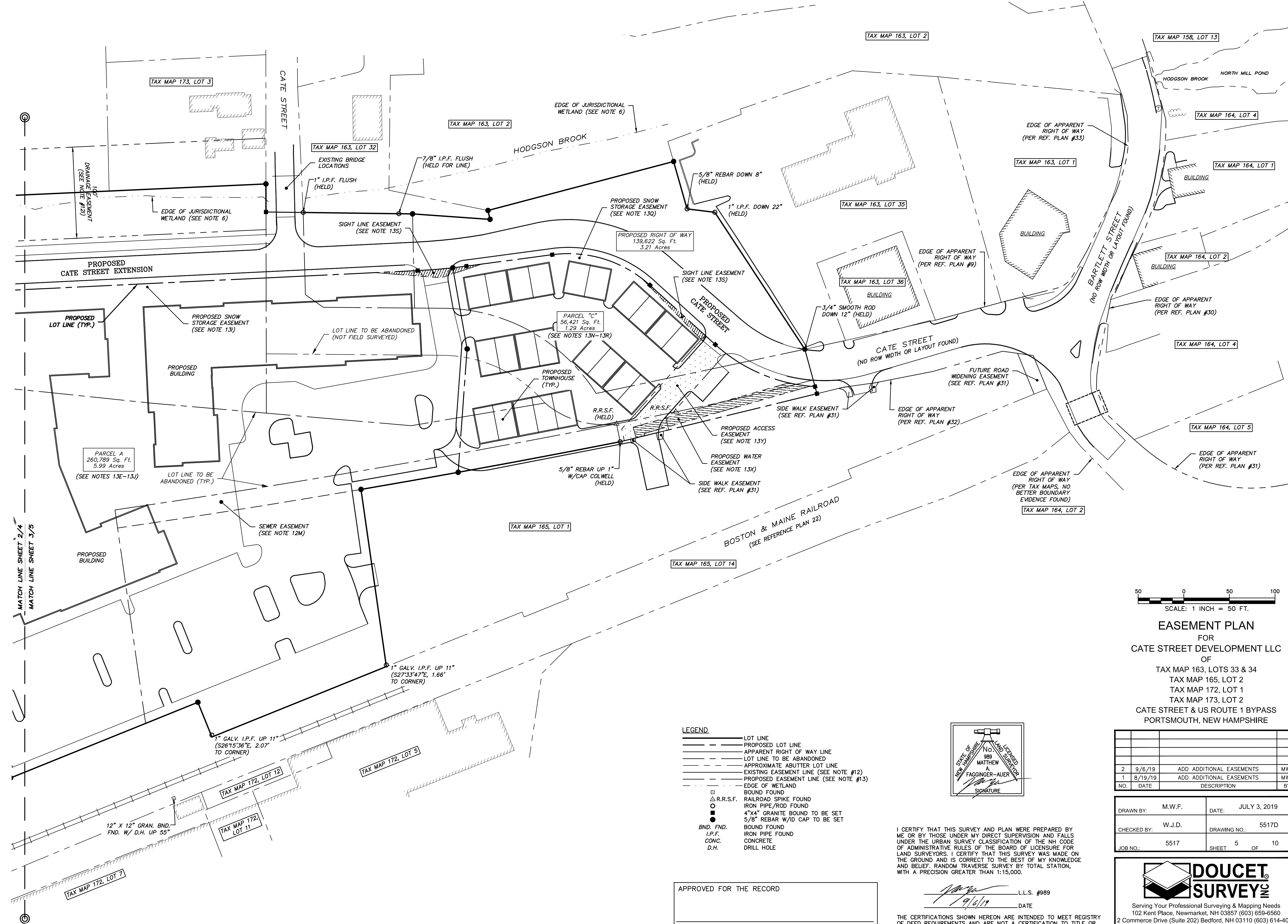
L.L.S. #989  
 DATE 9/6/19

APPROVED FOR THE RECORD \_\_\_\_\_ DATE \_\_\_\_\_  
 CHAIRMAN PORTSMOUTH PLANNING BOARD

NO.	DATE	DESCRIPTION	BY
2	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

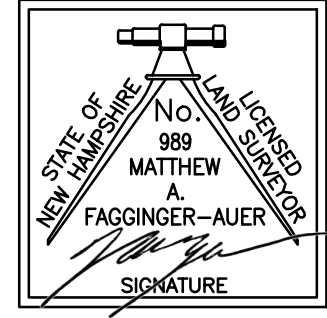
DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	4 OF 10

**DOUCET SURVEY**  
 Serving Your Professional Surveying & Mapping Needs  
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>



**EASEMENT PLAN**  
 FOR  
**CATE STREET DEVELOPMENT LLC**  
 OF  
 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

- LEGEND**
- LOT LINE
  - - - PROPOSED LOT LINE
  - - - APPARENT RIGHT OF WAY LINE
  - - - LOT LINE TO BE ABANDONED
  - - - APPROXIMATE ABUTTER LOT LINE
  - - - EXISTING EASEMENT LINE (SEE NOTE #12)
  - - - PROPOSED EASEMENT LINE (SEE NOTE #13)
  - - - EDGE OF WETLAND
  - BOUND FOUND
  - △ R.R.S.F. RAILROAD SPIKE FOUND
  - IRON PIPE/ROD FOUND
  - 4"x4" GRANITE BOUND TO BE SET
  - 5/8" REBAR W/ID CAP TO BE SET
  - BND. FND. BOUND FOUND
  - I.P.F. IRON PIPE FOUND
  - CONC. CONCRETE
  - D.H. DRILL HOLE



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

APPROVED FOR THE RECORD  
 \_\_\_\_\_  
 CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

\_\_\_\_\_  
 L.L.S. #989  
 DATE 7/9/19

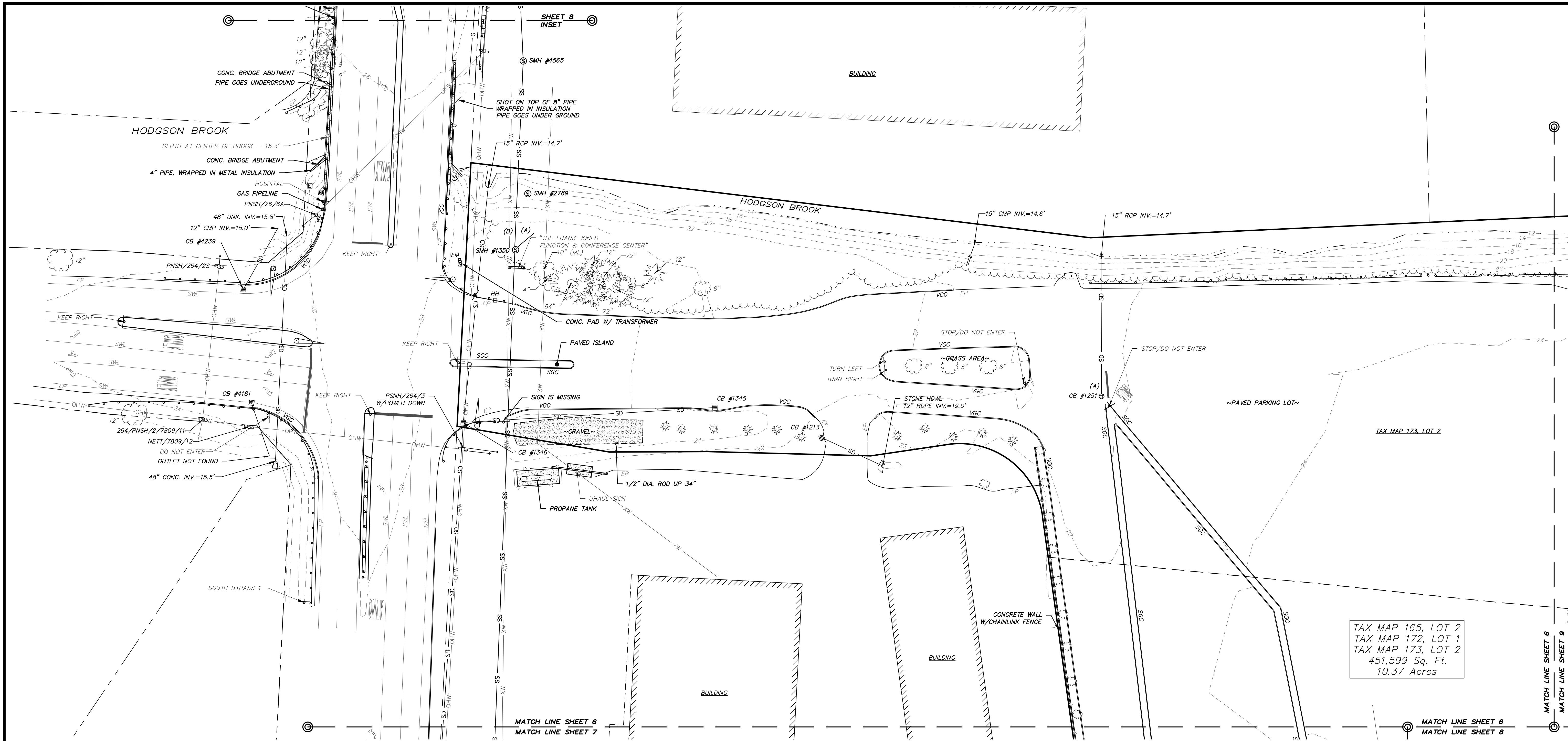
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

NO.	DATE	DESCRIPTION	BY
2	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	5 OF 10

**DOUCET SURVEY**  
 Serving Your Professional Surveying & Mapping Needs  
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-0060  
 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

FILE NAME: Y:\PROJECTS\5517 CAD (5517) PLOTTED: Friday, September 06, 2019 - 12:43pm LAYOUT NAME: EASE (5517) PLOTTED: Friday, September 06, 2019 - 12:43pm



- NOTES:**
- REFERENCE: TAX MAP 163, LOT 33  
TAX MAP 163, LOT 34  
TAX MAP 165, LOT 2  
TAX MAP 172, LOT 1  
TAX MAP 173, LOT 2
  - OWNER OF RECORD  
CATE STREET DEVELOPMENT, LLC  
11 ELKINS STREET, SUITE 420  
BOSTON, MA 02127  
R.C.R.D. BOOK 5959, PAGE 109
  - FIELD SURVEY PERFORMED BY P.J.S. & J.C.M. DURING NOVEMBER 2016 USING A TRIMBLE S6 TOTAL STATION, A TRIMBLE R8 SURVEY GRADE GPS UNIT, A TRIMBLE TSC3 DATA COLLECTOR AND A SOKKIA B21 AUTO LEVEL, BY L.P.S. & S.N.F. DURING JULY 2018 AND T.M.M. & J.C.M. IN SEPTEMBER & OCTOBER 2018 USING A TRIMBLE S6 TOTAL STATION WITH A TRIMBLE TSC3 DATA COLLECTOR. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS. ADDITIONAL FIELD SURVEY PERFORMED BY M.C. DURING NOVEMBER 2016 AND OCTOBER 2018 USING A LEICA HDS SCANNER.
  - THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARC JACOBS IN NOVEMBER 2016 AND REVIEWED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING APRIL 2018 IN ACCORDING TO THE US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1, JANUARY 1987 AND REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2102 AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
  - VERTICAL DATUM IS BASED ON NGVD29 PER DISK V 28 1942 ELEV. 25.59.
  - HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.

- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 1' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING; THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- UNDERGROUND UTILITY DATA WAS PROVIDED TO DOUCET SURVEY, INC. BY THE CITY OF PORTSMOUTH GIS DEPARTMENT ON NOVEMBER 15, 2016. THIS DATA IS FOR PLANNING PURPOSES ONLY AND DOUCET SURVEY DOES NOT GUARANTEE THE ACCURACY OR EXISTENCE OF THE DATA PROVIDED. ON-SITE INSPECTION SHOULD BE CONDUCTED PRIOR FINAL DESIGN AND/OR CONSTRUCTION.

TAX MAP 165, LOT 2  
TAX MAP 172, LOT 1  
TAX MAP 173, LOT 2  
451,599 Sq. Ft.  
10.37 Acres

FILE NAME: Y:\WORK\2019\173\173 SUB PLANS.dwg PLOTTED: 10/6/2019 9:56:00 AM LAYOUT NAME: TOPG PLAN SHEET 6 OF 10

SCALE: 1 INCH = 30 FT.

**TOPOGRAPHIC PLAN**  
FOR  
CATE STREET DEVELOPMENT LLC  
OF

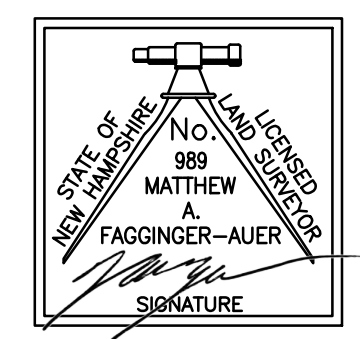
TAX MAP 163, LOTS 33 & 34  
TAX MAP 165, LOT 2  
TAX MAP 172, LOT 1  
TAX MAP 173, LOT 2  
CATE STREET & US ROUTE 1 BYPASS  
PORTSMOUTH, NEW HAMPSHIRE

SHEETS 6-10 NOT FOR RECORDING

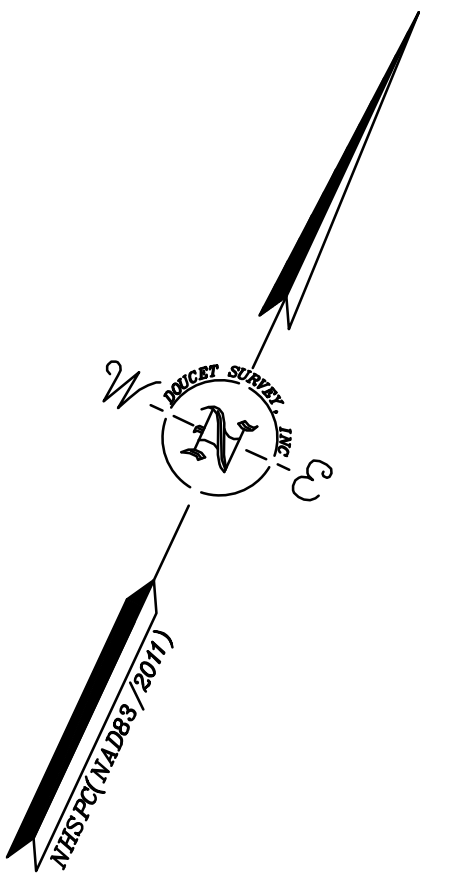
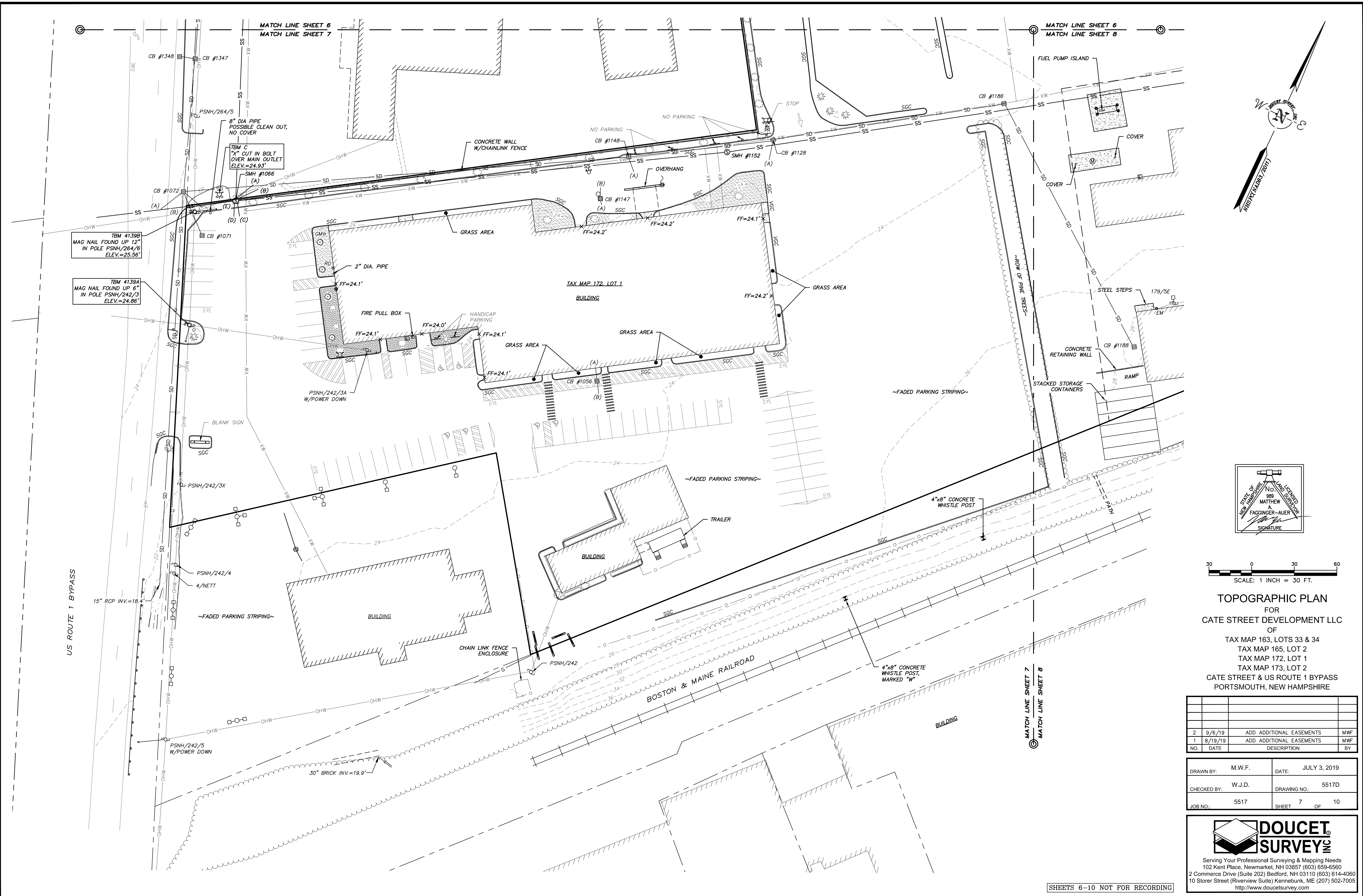
NO.	DATE	DESCRIPTION	BY
2	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	6 OF 10

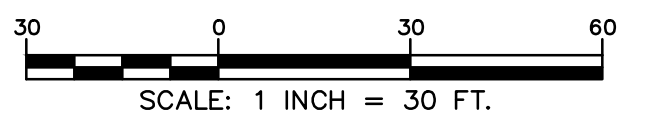
**DOUCET SURVEY**  
Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>



FILE NAME: \\V:\PROJECTS\5171 CAD (S&M)\5171 SUB PLANS.dwg LAYOUT NAME: TOPG (S&M) PLOTTED: 1/16/19, September 06, 2019 - 12:46pm



No. 988  
 MATTHEW A. FAGGINGER-AUER  
 SIGNATURE



**TOPOGRAPHIC PLAN**  
 FOR  
**CATE STREET DEVELOPMENT LLC**  
 OF  
 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

NO.	DATE	DESCRIPTION	BY
2	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	7 OF 10

**DOUCET SURVEY**  
 Serving Your Professional Surveying & Mapping Needs  
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

SHEETS 6-10 NOT FOR RECORDING

MATCH LINE SHEET 6  
MATCH LINE SHEET 8

MATCH LINE SHEET 9  
MATCH LINE SHEET 8

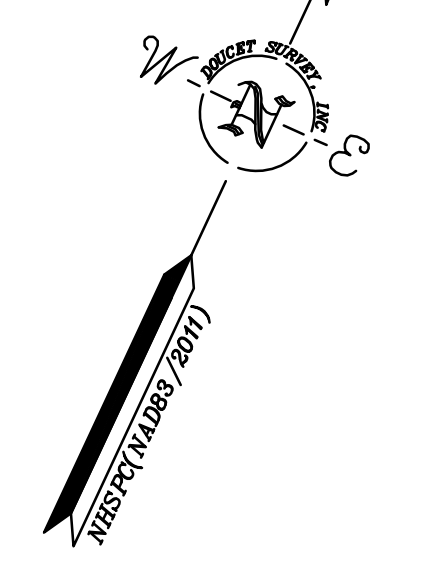
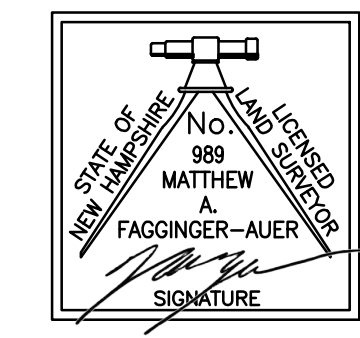
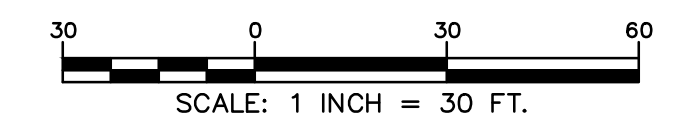
TOPOGRAPHIC PLAN  
FOR  
CATE STREET DEVELOPMENT LLC  
OF  
TAX MAP 163, LOTS 33 & 34  
TAX MAP 165, LOT 2  
TAX MAP 172, LOT 1  
TAX MAP 173, LOT 2  
CATE STREET & US ROUTE 1 BYPASS  
PORTSMOUTH, NEW HAMPSHIRE

**DOUCET SURVEY**  
Serving Your Professional Surveying & Mapping Needs  
102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

NO.	DATE	DESCRIPTION	BY
2	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

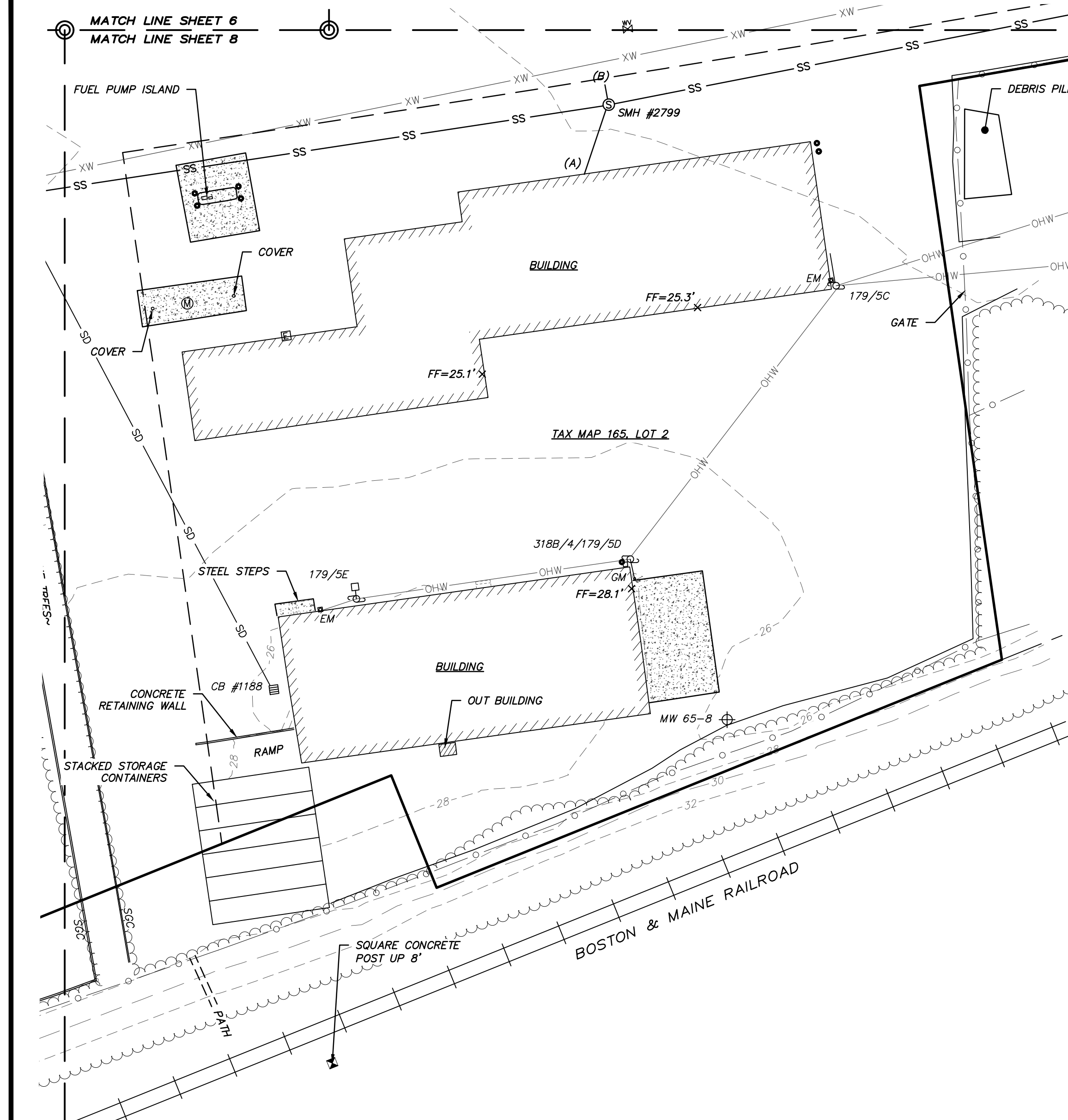
DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	8 OF 10

SHEETS 6-10 NOT FOR RECORDING

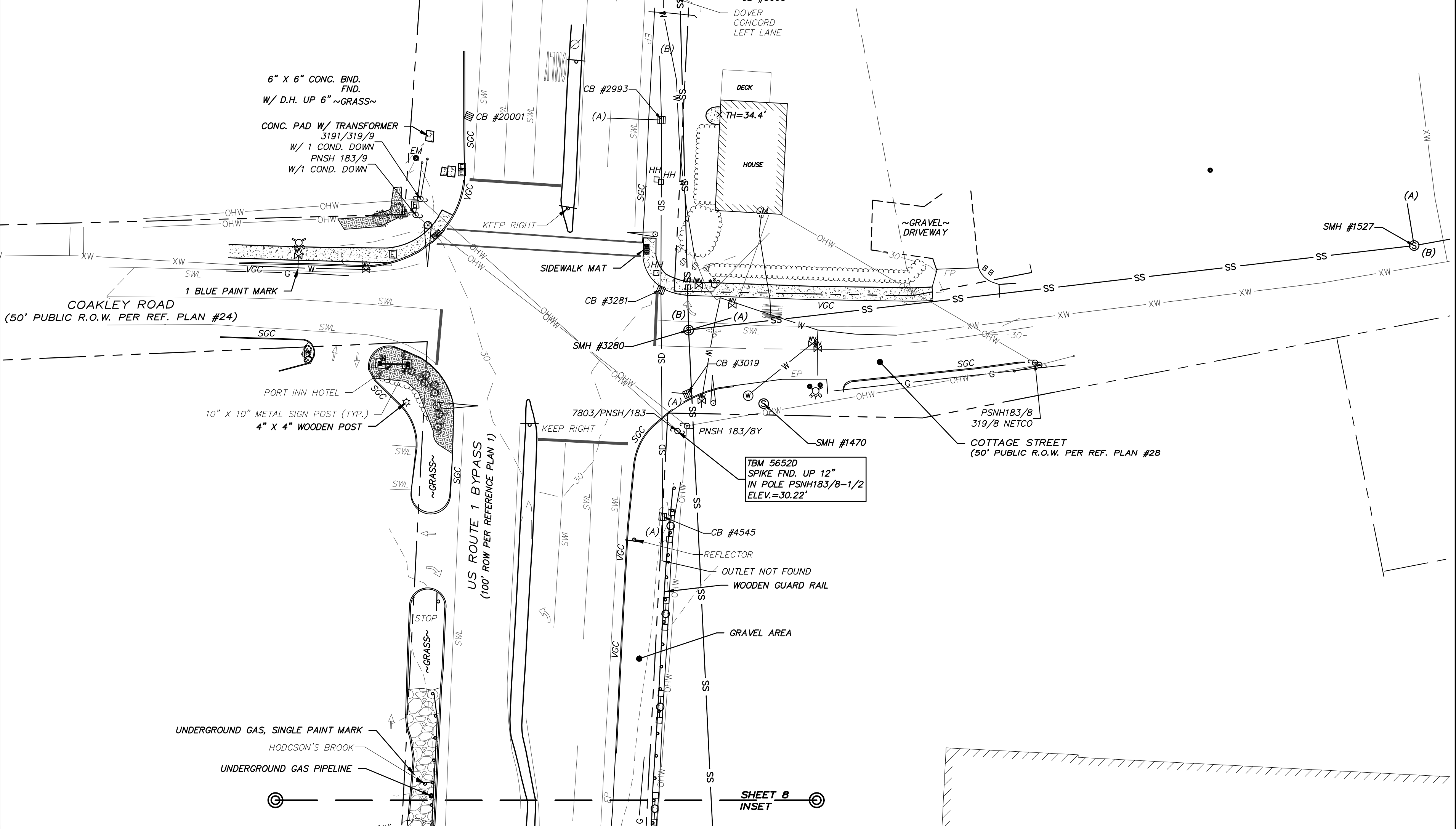


MATCH LINE SHEET 7  
MATCH LINE SHEET 8

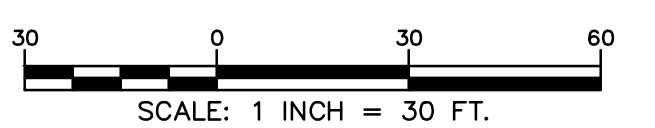
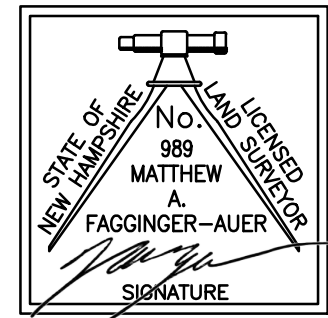
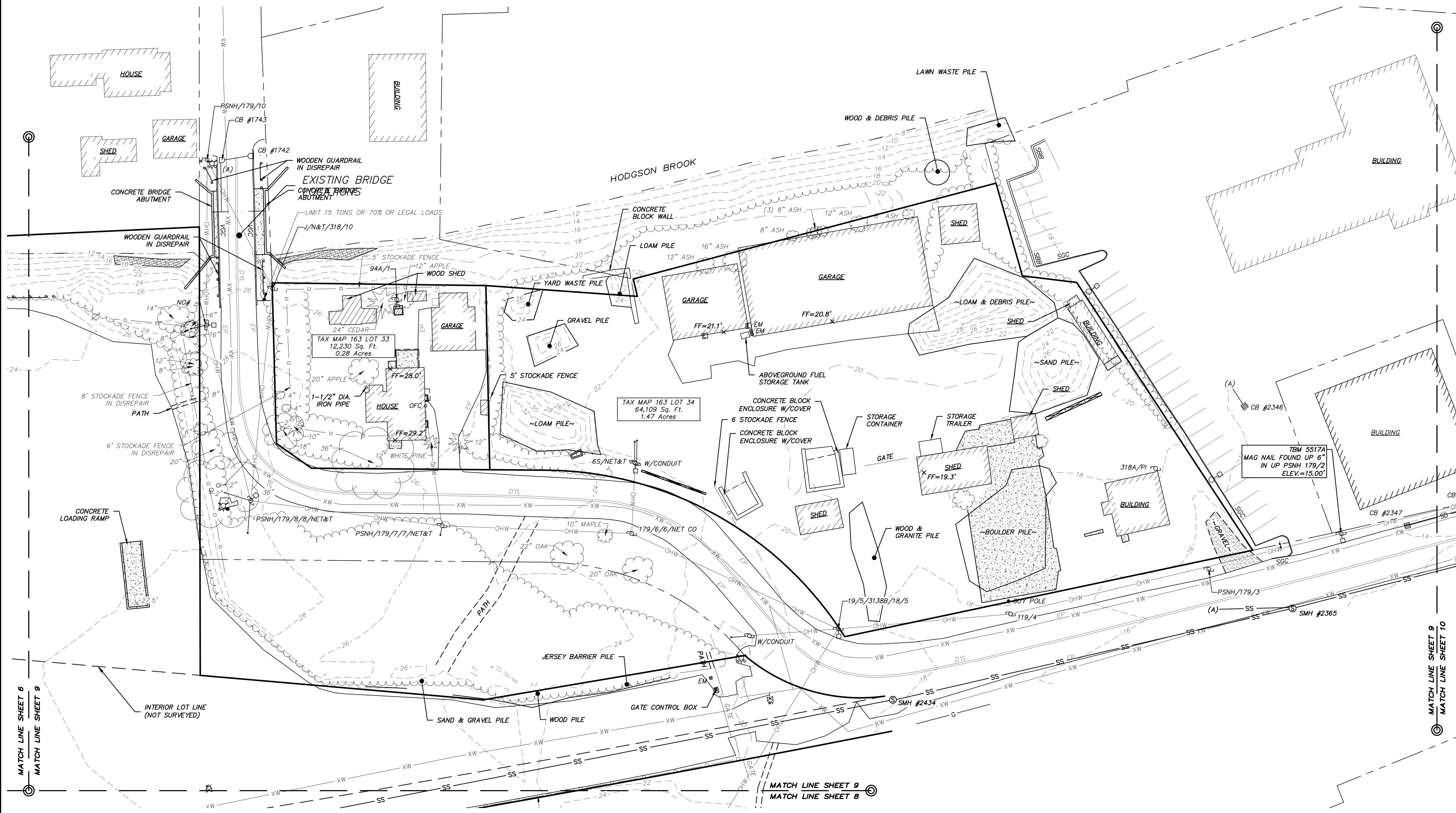
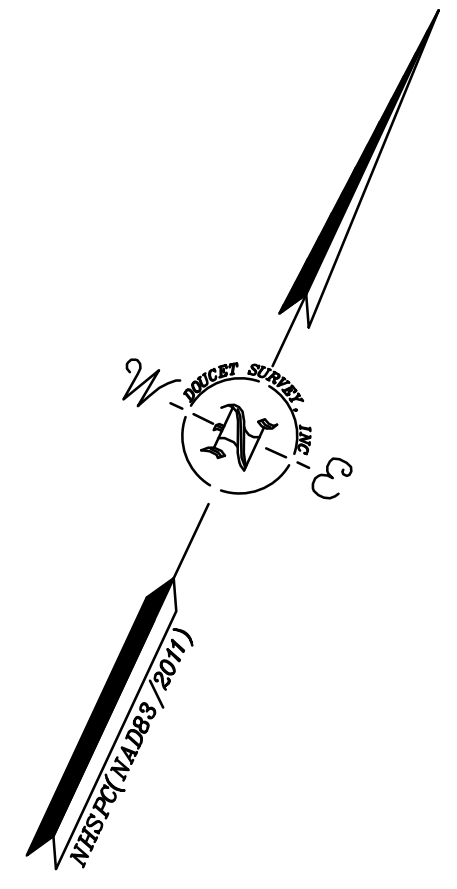
FILE NAME: Y:\PROJECTS\5517 - CAT ST (S&M)\DWG\5517D SUB PLANS.dwg LAYOUT NAME: TOPG (S&M) PLOTTED: 10/8/19, September 06, 2019 - 12:45pm



INSET (1"=30')



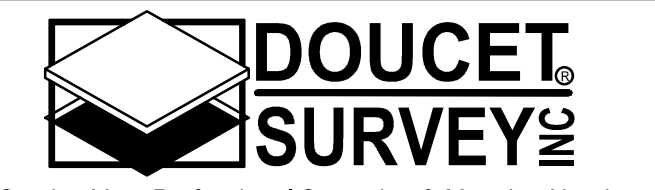
SHEET 8  
INSET



**TOPOGRAPHIC PLAN**  
 FOR  
**GATE STREET DEVELOPMENT LLC**  
 OF  
 TAX MAP 163, LOTS 33 & 34  
 TAX MAP 165, LOT 2  
 TAX MAP 172, LOT 1  
 TAX MAP 173, LOT 2  
 GATE STREET & US ROUTE 1 BYPASS  
 PORTSMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
2	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

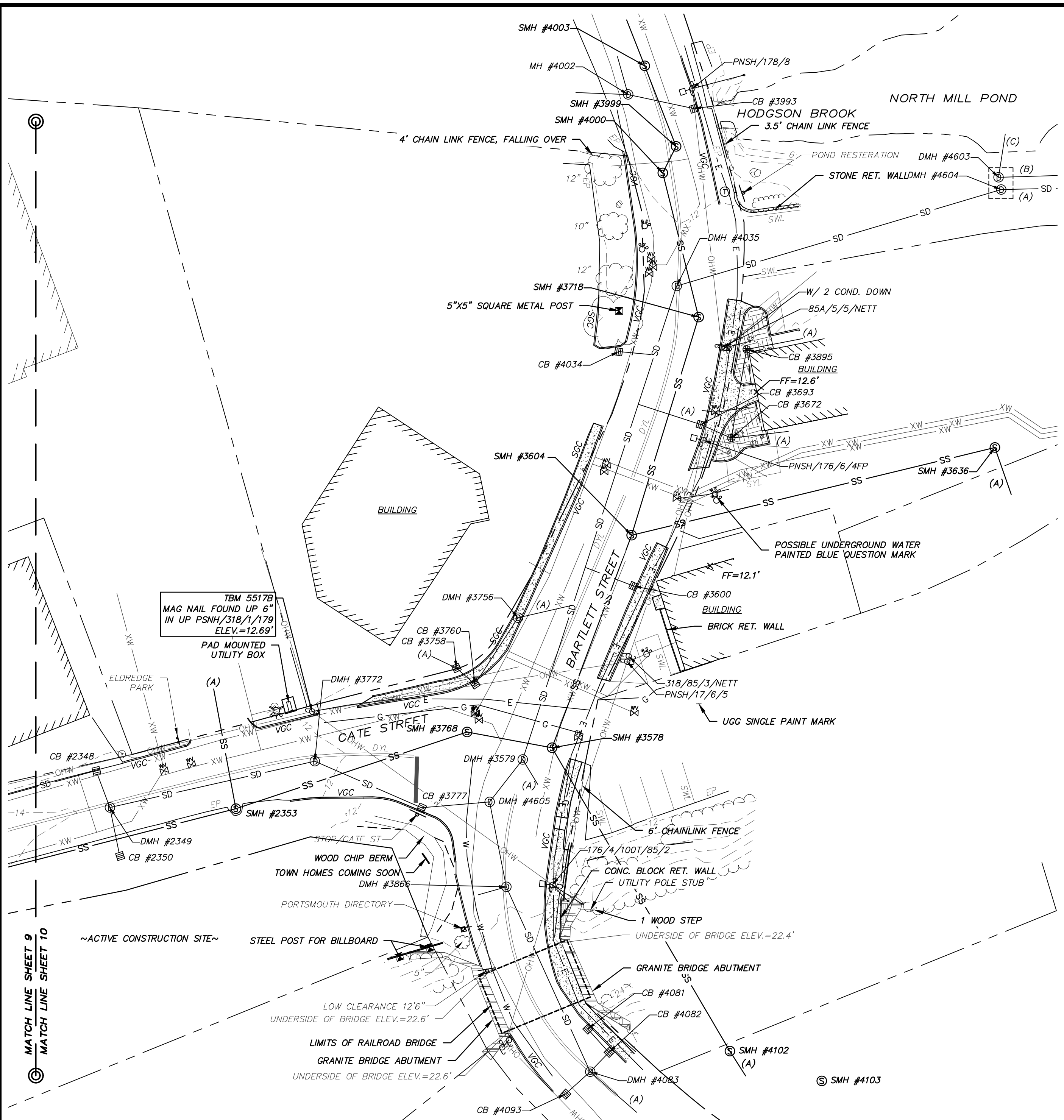
DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	9 OF 10



Serving Your Professional Surveying & Mapping Needs  
 102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
 2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-4060  
 10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
<http://www.doucetsurvey.com>

SHEETS 6-10 NOT FOR RECORDING

FILE NAME: Y:\PROJECTS\5517.DWG DATE: 4/13/2019 10:51:59 AM USER: PLS/PLS LAYOUT NAME: TOPG PLAN.dwg PLOTTED: 10/6/2019 9:59:59 AM PLOTTER: HP DesignJet 2400



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



SCALE: 1 INCH = 30 FT.

**TOPOGRAPHIC PLAN**  
FOR  
**CATE STREET DEVELOPMENT LLC**  
OF  
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

NO.	DATE	DESCRIPTION	BY
2	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF

DRAWN BY:	M.W.F.	DATE:	JULY 3, 2019
CHECKED BY:	W.J.D.	DRAWING NO.:	5517D
JOB NO.:	5517	SHEET	10 OF 10

102 Kent Place, Newmarket, NH 03857 (603) 659-6560  
2 Commerce Drive (Suite 202) Bedford, NH 03110 (603) 614-0660  
10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005  
http://www.doucetsurvey.com

SHEETS 6-10 NOT FOR RECORDING