

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: <u>Cate Street Development</u> , <u>LLC</u> Date Submitted: _	July 15, 2019
Applicant: Cate Street Development, LLC c/o Jay Bisogn	ano
Phone Number: 987-490-5278 E-mail: jb@torprops	.com
Site Address 1: 428 US Route 1 ByP	See Below
Site Address 2:	Map: Lot:
Tax Maps & Lots, 163-33&34, 163-37, 165-2, 172-1,	
portion of Cate Street Right of way.	

	Application Requirements		
Ø	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
X	Completed Application form. (III.C.2-3)		N/A
X	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF). (III.C.4)	PLANS, CHECKLIST, FEE	N/A

Requirements for Preliminary/Final Plat				
Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
X	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. (Section IV.1/V.1)	SUBDIVISION PLANS EASMENT PLANS TOPOGRAPHIC PLANS	☑ Preliminary Plat ☑ Final Plat	N/A

	Requirements for Pr	eliminary/Final Plat		
Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested
X	Preliminary Plat Names and addresses of all adjoining property owners. (Section IV.2) Final Plat 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. (Section V.2)		☑ Preliminary Plat ☑ Final Plat	N/A
\square	North point, date, and bar scale. (Section IV.3/V3)	Required on all Plan Sheets	☑ Preliminary Plat ☑ Final Plat	N/A
X	Zoning classification and minimum yard dimensions required. (Section IV.4/V.4)	SUBDIVISION PLAN SHEET 1 NOTE 3 REFERENCE TO SITE PLAN	✓ Preliminary Plat✓ Final Plat	N/A
	Preliminary Plat Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). (Section IV.5) Final Plat 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. (Section V.5) Location and approximate dimensions of all existing and proposed property lines including	LOCUS SHEET 1 SHEETS 2-10 50SCALE ROAD DESIGN AND SITE	☑ Preliminary Plat ☑ Final Plat ☑ Preliminary Plat ☑ Final Plat	N/A
	the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. (Section IV.6)	PLANS	₩ Finai Piat	
	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. (Section V.6/ IV.7)	SHEETS 2-5	☑ Preliminary Plat ☑ Final Plat	N/A
X	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. (Section IV.8/V.7)	SHEETS 1-10 ROAD PLANS AND SITE PLANS	☑ Preliminary Plat ☑ Final Plat	

	Requirements for Pro	eliminary/Final Plat		
\square	Required Items for Submittal	Item Location	Required for	Waiver
		(e.g. Page/line or	Preliminary / Final	Requested
		Plan Sheet/Note #)	Plat	
\mathbf{x}	Location of significant physical features,	TOPOGRAPHIC PLAN	☑ Preliminary Plat	
	including bodies of water, watercourses,	SHEETS 6-10	☑ Final Plat	
	wetlands, railroads, important vegetation,			
	stone walls and soils types that my influence			
	the design of the subdivision.			
	(Section IV.9/V.8)			
X	Preliminary Plat	SUBDIVISION AND	☑ Preliminary Plat	
	Proposed locations, widths and other	EASEMENT PLANS SHEETS	☑ Final Plat	
	dimensions of all new streets and utilities,	1-5		
	including water mains, storm and sanitary	ROAD PLANS AND		
	sewer mains, catch basins and culverts, street	SITE PLANS		
	lights, fire hydrants, sewerage pump stations,			
	etc. (Section IV.10)			
	Final Plat			
	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.			
	(Section V.9)			
図	When required by the Board, the plat shall be		☑ Preliminary Plat	
	accompanied by profiles of proposed street	ROAD PLANS	☑ Final Plat	
	grades, including extensions for a reasonable			
	distance beyond the subject land; also grades			
	and sizes of proposed utilities.			
	(Section IV.10)			
$\overline{\mathbf{x}}$	Base flood elevation (BFE) for subdivisions		☑ Preliminary Plat	
	involving greater than five (5) acres or fifty	ZONE X, NO BFE NOTE 6 SHEET 1	☑ Final Plat	
	(50) lots.	HOLE O BUREL I		
	(Section IV.11)			
X	For subdivisions of five (5) lots or more, or at		☑ Preliminary Plat	
	the discretion of the Board otherwise, the	4 LOTS	☑ Final Plat	
	preliminary plat shall show contours at	TOPOGRAPHIC PLANS		
	intervals no greater than two (2) feet.	SHEETS 6-10		
	Contours shall be shown in dotted lines for			
	existing natural surface and in solid lines for	ROAD PLANS		
	proposed final grade, together with the final	SITE PLANS		
	grade elevations shown in figures at all lot	DITE FIMID		
	corners. If existing grades are not to be			
	changed, then the contours in these areas			
	shall be solid lines.			
	(Section IV.12/ V.12)			

	Requirements for Preliminary/Final Plat					
Ø	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Required for Preliminary / Final Plat	Waiver Requested		
X	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. (Section V.10)	ROAD AND SITE PLANS TABLE ON COVER SHEETS	☐ Preliminary Plat ☑ Final Plat			
X	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. (Section V.11)	NOTE # 6 ON SHEET 1	☐ Preliminary Plat ☑ Final Plat			
X	Location of all permanent monuments. (Section V.12)	SHEETS 2-5	☐ Preliminary Plat ☑ Final Plat			

		General Requiremen	ts ¹	
Ø		Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
	1. V/A	Basic Requirements: (VI.1) a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development SITE DEVELOPMENT & SUBDIVISION	SUBDIVISION, EASEMENT AND TOPOGRAPHIC PLANS ROAD AND SITE PLANS ALL SHEETS	
X X X	2.	Lots: (VI.2) a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	SUBDIVISION PLANS SHEETS 1-3	
X X X X X X X X X X	3. N/A N/A N/A	Streets: (VI.3) 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	ALL SHEETS SHEETS 1-5 & ROAD PLANS	5
図	4.	Curbing: (VI.4)	ROAD PLANS	
\mathbf{x}	5.	Driveways: (VI.5)	ROAD AND SITE PLANS	
\boxtimes	6.	Drainage Improvements: (VI.6)	ROAD AND SITE PLANS	
X	7.	Municipal Water Service: (VI.7)	ROAD AND SITE PLANS	
\mathbf{X}	8.	Municipal Sewer Service: (VI.8)	ROAD AND SITE PLANS	
X X	9.	a. All Districts	ROAD AND SITE PLANS	
	4.0	b. Indicator Tape	CD SHEETS	
븜	1	On Site Severa Diagonal Systems (VI.11)	NONE	
	1	On-Site Sewage Disposal Systems: (VI.11)	NONE	
N N N	12	a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	SITE PLAN SET CS-002 LANDSCAPING PLANS	
	N/A N/A N/A	a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses	WETLANDS PERMIT	
X	14	. Erosion and Sedimentation Control (VI.14)	ROAD & SITE PLANS	

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

		Design Standards		
		Required Items for Submittal	Indicate compliance and/or	Waiver
			provide explanation as to	Requested
			alternative design	_
X	1.	Streets have been designed according to the design	ROAD PLANS	
		standards required under Section (VII.1).	ROAD PLANS	
		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		
X	2.	Storm water Sewers and Other Drainage Appurtenances	ROAD PLANS	
		have been designed according to the design standards	SITE PLANS	
		required under Section (VII.2).		
		a. Design		
		b. Standards of Construction		
X	3.	Sanitary Sewers have been designed according to the	ROAD PLANS	
		design standards required under Section (VII.3).	SITE PLANS	
		a. Design		
		b. Lift Stations		
		c. Materials		
		d. Construction Standards		
X	4.	Water Mains and Fire Hydrants have been designed	ROAD PLANS	
		according to the design standards required under	SITE PLANS	
		Section (VII.4).		
		a. Connections to Lots		
		b. Design and Construction		
		c. Materials		
		d. Notification Prior to Construction		

(Roban) 2)		
Applicant's/Representative's Signature:	Date:_	07/15/19

 $^{^{1}}$ See City of Portsmouth, NH Subdivision Rules and Regulations for details. Subdivision Application Checklist/April 2019

TAX MAP 158, LOT 13 SLATTERY & DUMONT, LLC 66 OLD CONCORD TURNPIKE #10 BARRINGTON, NH 03825

R.C.R.D. BOOK 3471, PAGE 196

TAX MAP 163, LOT 1 M & B PROPERTIES, LLC 54 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5794, PAGE 996

TAX MAP 163, LOT 2 INDUSTRIAL RENTS-NH, LLC 6 WAYNE ROAD WESTFORD, MA 01886 R.C.R.D. BOOK 5606, PAGE 2334

TAX MAP 163, LOT 32 SHARAN R. GROSS REV. TRUST 180 BIRCH HILL RD YORK, ME 03909 R.C.R.D BOOK 5261 PAGE 2208 R.C.R.D. BOOK 3406 PAGE 1383

TAX MAP 163, LOT 35 ELDREDGE BREWERY REALTY PARTNERSHIP 1 CATE ST PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2572 PAGE 2635

TAX MAP 163, LOT 36 CST HOLDINGS, LLC PORTSMOUTH, NH 03801 R.C.R.D. BOOK 3923 PAGE 202

TAX MAP 163, LOT 37 CITY OF PORTSMOUTH PO BOX 628 PORTSMOUTH, NH 03802 R.C.R.D. BOOK 2284 PAGE 812

TAX MAP 164, LOT 1 PORTSMOUTH LUMBER & HARDWARE, LLC 105 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5372, PAGE 2606

TAX MAP 164, LOT 2 PORTSMOUTH LUMBER & HARDWARE, LLC 105 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5808, PAGE 1379

TAX MAP 173

LOT 2

TAX MAP 172

LOT 1

TAX MAP 164, LOT 4 BOSTON & MAINE CORP. IRON HORSE PARK, HIGH STREET NO. BILLERICA, MA 01862

TAX MAP 164, LOT 5 HOUSTON HOLDINGS, LLC 653 ISLINGTON STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 3558, PAGE 464

TAX MAP 164, LOT 12 JOSEPH GOBBI SUPPLY CORP. PO BOX 125 PORTSMOUTH, NH 03802 R.C.R.D. BOOK 3233, PAGE 1949

SHEET 2

TAX MAP 165, LOT 1 CATE STREET LLC 105 BARTLETT STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5903 PAGE 1436

TAX MAP 165, LOT 14 BOSTON AND MAINE CORP IRON HORSE PK HIGH ST NO BILLERICA, MA 01862 R.C.R.D. BOOK PAGE

TAX MAP 172, LOT 2 406 HIGHWAY 1 PYPASS, LLC 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5671 PAGE 2150

TAX MAP 173, LOT 3 EDGAR W. & JANICE E. ANDERSON 224 CATE ST PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2956 PAGE 1071

TAX MAP 173, LOT 9 PAUL J. HOLLOWAY C/O COAST PONTIAC 500 US HYWY 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2821 PAGE 2396

TAX MAP 173, LOT 10 AREC 13, LLC C/O U-HAUL INTERNATIONAL PO BOX 29046 PHOENIX, AZ 85038 R.C.R.D. BOOK 4575 PAGE 950

TAX MAP 174, LOT 14 TAX MAP 234, LOT 51 AER RE LLC MEADOWBROOK INN CORP. 185 COTTAGE STREET PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5965, PAGE 2216

C/O PORTSMOUTH CHEVROLET 549 ROUTE 1 BYPASS TAX MAP 233, LOT 145

PORTSMOUTH, NH 03801 R.C.R.D. BOOK 2382, PAGE 1968 CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801

TAX MAP 234, LOT 2A PUBLIC SERVICE CO. OF NH PO BOX 270 HARTFORD, CT 06141 R.C.R.D. BOOK 1257, PAGE 324

R.C.R.D. BOOK 5127, PAGE 2074

TAX MAP 234, LOT 3 PUBLIC SERVICE CO. OF NH PO BOX 270 HARTFORD, CT 06141 R.C.R.D. BOOK 5548, PAGE 738

TAX MAP 234, LOT 5 SEACOAST DEVELOPMENT GROUP, LLC 505 US ROUTE 1 BYPASS PORTSMOUTH, NH 03801 R.C.R.D. BOOK 3107, PAGE 950

TAX MAP 234, LOT 7-6 CREFIII WARAMAUG PORTSMOUTH, LLC C/O CTMI, LLC PO BOX 741328 DALLAS, TX 75374 R.C.R.D. BOOK 5620, PAGE 1675

TAX MAP 163

LOT 34

TAX MAP 163 LOT 37

(COMPLETE BOUNDARY

BY DOUCET SURVEY)

SHEET 3

SURVEY NOT COMPLETED

PROPOSED PARCEL LAYOUT

|TAX MAP 163|

LOT 33

CATE STREET

TAX MAP 165

LOT 2

NOTES:

1. REFERENCE: TAX MAP 163, LOT 33 - 12,230 SF OR 0.28 AC. TAX MAP 163, LOT 34 - 64,109 SF OR 1.47 AC.

> TAX MAP 165, LOT 2 TAX MAP 172, LOT 1

TAX MAP 173, LOT 2 COMBINED AREA - 451,572 SF OR 10.37 AC.

OWNER OF RECORD: CATE STREET DEVELOPMENT LLC 11 ELKINS STREET, SUITE 420 BOSTON, MA 02127 R.C.R.D. BOOK 5959, PAGE 109

3. ZONES: GW1-GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR (SEE CITY OF PORTSMOUTH ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS. SUBJECT LOTS WERE REZONED TO GWI ON DECEMBER 4, 2017 PER SAID ORDINANCE.)

-SEE SITE PLANS FOR DIMENSIONAL REQUIREMENTS AND DEVELOPMENT SITE STANDARDS.

4. 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. ADDITONAL FIELD SURVEY PERFORMED BY M.C. DURING NOVEMBER 2016 AND OCTOBER 2018 USING A LEICA HDS SCANNER.

5. 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

6. FLOOD HAZARD ZONE: "X", PER FIRM MAP #33015C0259E, DATED 5/17/05.

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.

THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS

). DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF (THE ROAD(S)) AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE PORTSMOUTH CITY HALL, PORTSMOUTH DEPARTMENT OF ENGINEERING, THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, AND THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

FINAL MONUMENTATION MAY BE DIFFERENT THAN THE PROPOSED MONUMENTATION SHOWN HEREON, DUE TO THE FACT THAT SITE CONDITIONS WILL DICTATE THE ACTUAL LOCATION AND TYPE OF MONUMENTS INSTALLED IN THE FIELD. PLEASE REFER TO EITHER THE "MONUMENTATION LOCATION PLAN" TO BE RECORDED OR CONTACT DOUCET SURVEY, INC. FOR CLARIFICATION OF MONUMENTS SET. (A RECORDED PLAN WILL BE PRODUCED AT THE DISCRETION OF DOUCET SURVEY, INC.).

-SEE SHEET 4 FOR NOTES 12 & 13 SPECIFIC TO EXISTING AND PROPOSED EASEMENT.

-SEE SHEET 6 FOR NOTES SPECIFIC TO EXISTING CONDITIONS.

REFERENCE PLANS

- 1. "MAINE-NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY, PISCATAQUA RIVER BRIDGE, KITTERY, MAINE-PORTSMOUTH, NEW HAMPSHIRE, RIGHT OF WAY MAPS, N.H. APPROACH, BY ALBERT MOULTON, CE, DATED 1954, ON FILE A THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- 2. "PLAT OF LAND U.S. ROUTE 1 BY-PASS PORTSMOUTH, NEW HAMPSHIRE FOR GRIFFIN FAMILY CORP.", BY DURGIN, VERRA AND ASSOCIATES, INC., DATED JANUARY 20, 1992, RECEIVED FROM THE OFFICE OF JAMES VERRA.
- 3. "LOT LINE REVISION U.S. ROUTE ONE BY-PASS, PORTSMOUTH, N.H. FOR WIGGIN, PARSONS, & O'BRIEN, BY JOHN W. DURGIN ASSOCIATES, INC., DATED JANUARY 22, 1982, R.C.R.D. PLAN D-10722
- 4. "PLAN OF LAND FOR JOSEPH J. O'BRIEN JR.& SR., CATE STREET/ROUTE 1 BY-PASS, PORTSMOUTH, N.H., BY RICHARD P. MILLETTE AND ASSOCIATES, DATED NOVEMBER 17, 1988, R.C.R.D. PLAN D-19110.
- 5. "LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO ALL STATE REALTY CORPORATION", BY BRENTON V. SCHOFIELD, DATED FEBRUARY 1964, R.C.R.D. PLAN
- 6. "LOT LINE RELOCATION PLAN FOR U-HAUL REAL ESTATE COMPANY AND FRANCIS J. COSTELLO CATE STREET/ROUTE 1 BY-PASS, PORTSMOUTH, N.H.", BY RICHARD P. MILLETTE AND ASSOCIATES, DATED MAY 25, 1995, R.C.R.D. PLAN D-24912.
- 7. "SUBDIVISION OF LAND HEIRS OF CORNELUS COAKLEY", BY MCKENNA ASSOCIATES, DATED JULY 26, 1972, R.C.R.D. PLAN D-3790.
- 8. "LOT LINE REVISION PORTSMOUTH, N.H. FOR MICHAEL A. PAGANO", BY JOHN W. DURGIN ASSOCIATES, DATED JUNE 26, 1981, R.C.R.D. PLAN D-10278.
- 9. "SITE PLAN OF ELDREDGE PARK WEST PREPARED FOR ELDREDGE BREWERY REALTY PARTNERSHIP", BY KIMBALL CHASE COMPANY, INC., DATED JULY 23, 1987, R.C.R.D.
- 10. "PLAN OF LAND OF FRANK JONES BREWING CORP. & PAUL C. BADGER & NORMAN E. RAND PORTSMOUTH, N.H.", BY JOHN W. DURGIN, CIVIL ENGINEERS, DATED SEPTEMBER 1950, R.C.R.D. PLAN 01635.
- 11. "LOT LINE ADJUSTMENT PLAN FOR LAND OWNED BY SHARON R. GROSS REVOCABLE TRUST, KNOWN AS TAX MAP 163, LOT 31 & 32 LOCATED ALONG #201 & 235 CATE STREET", BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED JULY 28, 2011, R.C.R.D. PLAN D-37021.
- 12. "SITE REVIEW PLAN FOR LAND OWNED BY SHARON R. GROSS REVOCABLE TRUST, KNOWN AS TAX MAP 163, LOT 32 LOCATED ALONG #201 & CATE STREET", BY KNIGHT HILL LAND SURVEYING SERVICES, INC., DATED DECEMBER 2002, R.C.R.D. PLAN D-30850.
- 13. "PLAN SHOWING DIVISION OF ELDREDGE BREWING CO. LOT IN PORTSMOUTH, N.H. OWNED BY ALBERT HISLOP", BY WM A. GROVER, DATED DECEMBER 11, 1918,
- 14. "PLAN OF LAND PORTSMOUTH, N.H. ATLANTIC REALTY CORP. TO KITTERY LAUNDRY, INC.", BY JOHN W. DURGIN, DATED AUGUST 1964, R.C.R.D. PLAN 300.
- 15. "CITY OF PORTSMOUTH, N.H. DEFENSE HOMES SEWER LOCATION PLAN", BY JOHN W. DURGIN DATED MAY 1961, R.C.R.D. PLAN 1106.
- SONS LUMBER COMPANY, INC.", R.C.R.D. BOOK 1267, PAGE 16.

16. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO M.H. PARSONS &

17. "PLAN OF LAND PORTSMOUTH, N.H. FOR M.H. PARSONS REALTY CORP.", BY JOHN

- W. DURGIN, DATED DECEMBER 1956, R.C.R.D. BOOK 1431, PAGE 275.
- 18. "SITE PLAN PORTSMOUTH, N.H. PREPARED FOR U-HAUL OF N.H. AND VT., INC.", BY JOHN W. DURGIN, DATED JUNE 4, 1980, R.C.R.D. PLAN D-9642.
- 19. "STANDARD PROPERTY SURVEY & PROPOSED SIDEWALK EASEMENT FOR THE CITY OF PORTSMOUTH FOR PROPERTY AT 185 COTTAGE STREET OWNED BY COLMAN C. GARLAND", BY EASTERLY SURVEYING, INC., SATED NOVEMBER 30, 2012, R.C.R.D.
- 20. "PLOT PLAN FOR MARIAN M. BADGER, PORTSMOUTH, N.H.", BY JOHN W. DURGIN, DATED JULY 1973, RECIEVED FROM THE OFFICE OF JAMES VERRA.
- 21. "LAND ON CATE STREET, PORTSMOUTH, N.H., BADGER & RAND TO PORTSMOUTH POWER CO.", BY JOHN W. DURGIN, DATED JANUARY 8, 1926, RECEIVED FROM THE OFFICE OF JAMES VERRA.
- 22. "RIGHT-OF-WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON & MAINE R.R., STATION 2928+05 TO 2966+20", DATED JUNE 30, 1914,

23. "ALTA/ACSM LAND TITLE SURVEY, TAX MAP 234, LOT 51 PROPERTY OF THE

- MEADOWBROOK INN CORPORATION", BY MSC CIVIL ENGINEERS & LAND SURVEYORS, DATED DECEMBER 2, 2018, R.C.R.D. PLAN D-36980. 24. "LOT LINE REVISION PLAN TAX MAP R-34 LOTS 6 & 7-6, LOCATED ON
- NH", BY KIMBALL CHASE, DATED OCTOBER 20, 1993, R.C.R.D. PLAN #D-22686. 25. "PLAN OF LAND FOR SEACOAST DEVELOPMENT GROUP, LLC, US ROUTE 1 BYPASS & COAKLEY ROAD, PORTSMOUTH, NH", BY MILLETTE, SPRAGUE & COLWELL, INC.,

BORTHWICK AVE., COAKLEY ROAD AND U.S. ROUTE 1 BYPASS IN PORTSMOUTH,

- DATED JUNE 7, 2002, R.C.R.D. PLAN #D-30041. 26. "LOT LINE REVISION PLAN LAND OF SEARAY REALTY, LLC", BY DOUCET SURVEY,
- INC., DATED MARCH 12, 2014, R.C.R.D. PLAN D-38435. 27. "STANDARD PROPERTY SURVEY & PROPOSED SIDEWALK EASEMENT FOR THE CITY OF PROTSMOUTH FOR PROPERTY AT 185 COTTAGE STREET PORTSMOUTH, NH OWNED BY COLMAN C. GARLAND", BY NORTH EASTERLY SURVEYING, INC., DATED
- 28. "PLAN OF A LOT OF LAND BELONGING TO FRANK JONES", DATED JULY 1901, R.C.R.D. PLAN #223.

NOVEMBER 30, 2012, R.C.R.D. PLAN #D-38017.

- 29. "MEADOWBROOK INN CONDOMINIUM SITE PLAN, MAP 234, LOT 51 IN PORTSMOUTH. NH, PREPARED FOR THE MEADOWBROOK INN CORPORATION", BY VANASSE HANGEN BRUSTLIN, INC., DATED SEPTEMBER 25, 2009, R.C.R.D. PLAN #D-36162.
- 30. "PROPOSED EASEMENTS BARTLETT STREET, BARTLETT SEWER SEPARATION PROJECT OVER LAND OF PAN AM RAILWAYS, PORTSMOUTH, NH FOR CITY OF PORTSMOUTH", BY JAMES VERRA AND ASSOCIATES, INC., DATED OCTOBER 1, 2007, R.C.R.D. PLAN #D-35477.
- 31. "EASEMENT PLAN 653 ISLINGTON STREET, BARTLETT SEWER SEPARATION PROJECT OVER LAND OF HOUSTON HOLDINGS, LLC", BY JAMES VERRA AND ASSOCIATES, INC., DATED JUNE 22, 2009, R.C.R.D. PLAN #D-35957.
- 32. "LAND TRANSFER AND EASEMENT PLAN, 30 CATE STREET PORTSMOUTH, NH OWNED BY MERTON ALAN INVESTMENTS, LLC.", BY TF MORAN/MSC, DATED OCTOBER 31, 2017, R.C.R.D. PLAN #D-40742.
- 33. "LAND IN PORTSMOUTH, N.H. BARTLETT & CATE STREET", BY JOHN W. DURGIN CIVIL ENGINEER, DATED JULY 1924, R.C.R.D. PLAN #0133.

LOCATION MAP (n.t.s.)

SUBDIVISION PLAN

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

	DRAWN BY:	M.W.F.	DATE:	JUL	Y 3, 2	019	
	CHECKED BY:	W.J.D.	DRAWING	S NO.:	55	17D	
	JOB NO.:	5517	SHEET	1	OF	10	
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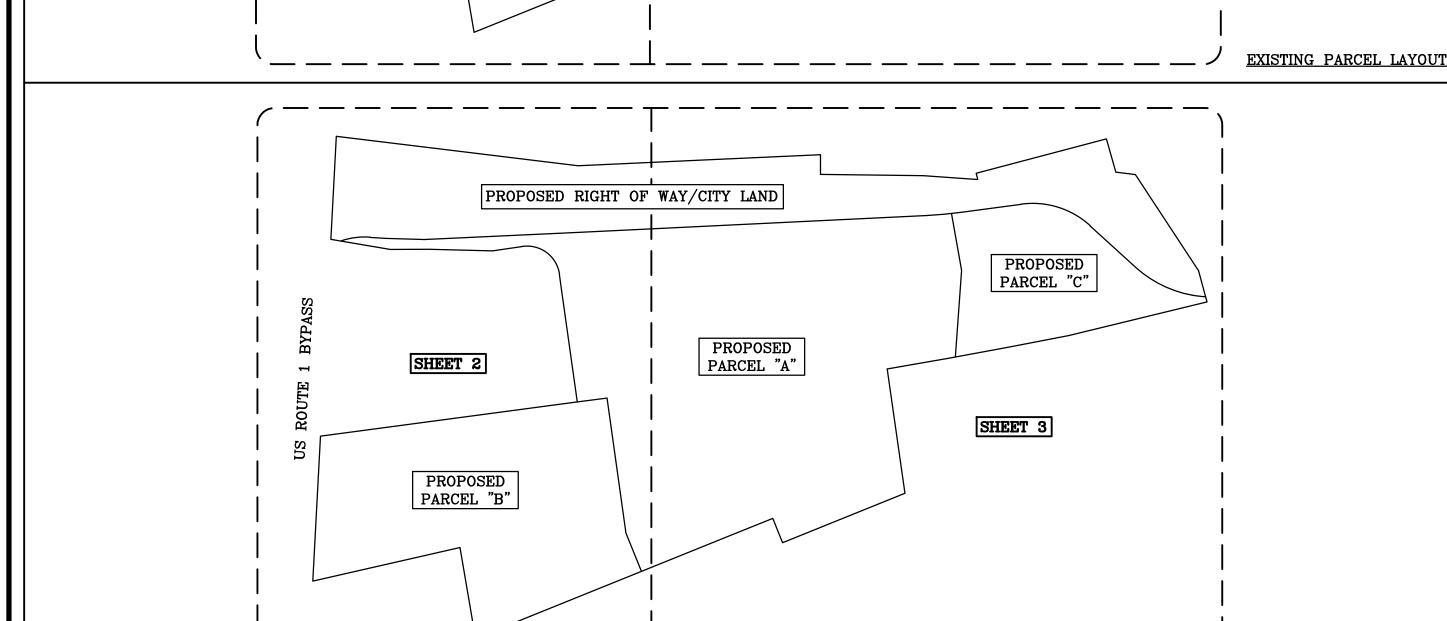
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DATE

APPROVED FOR THE RECORD

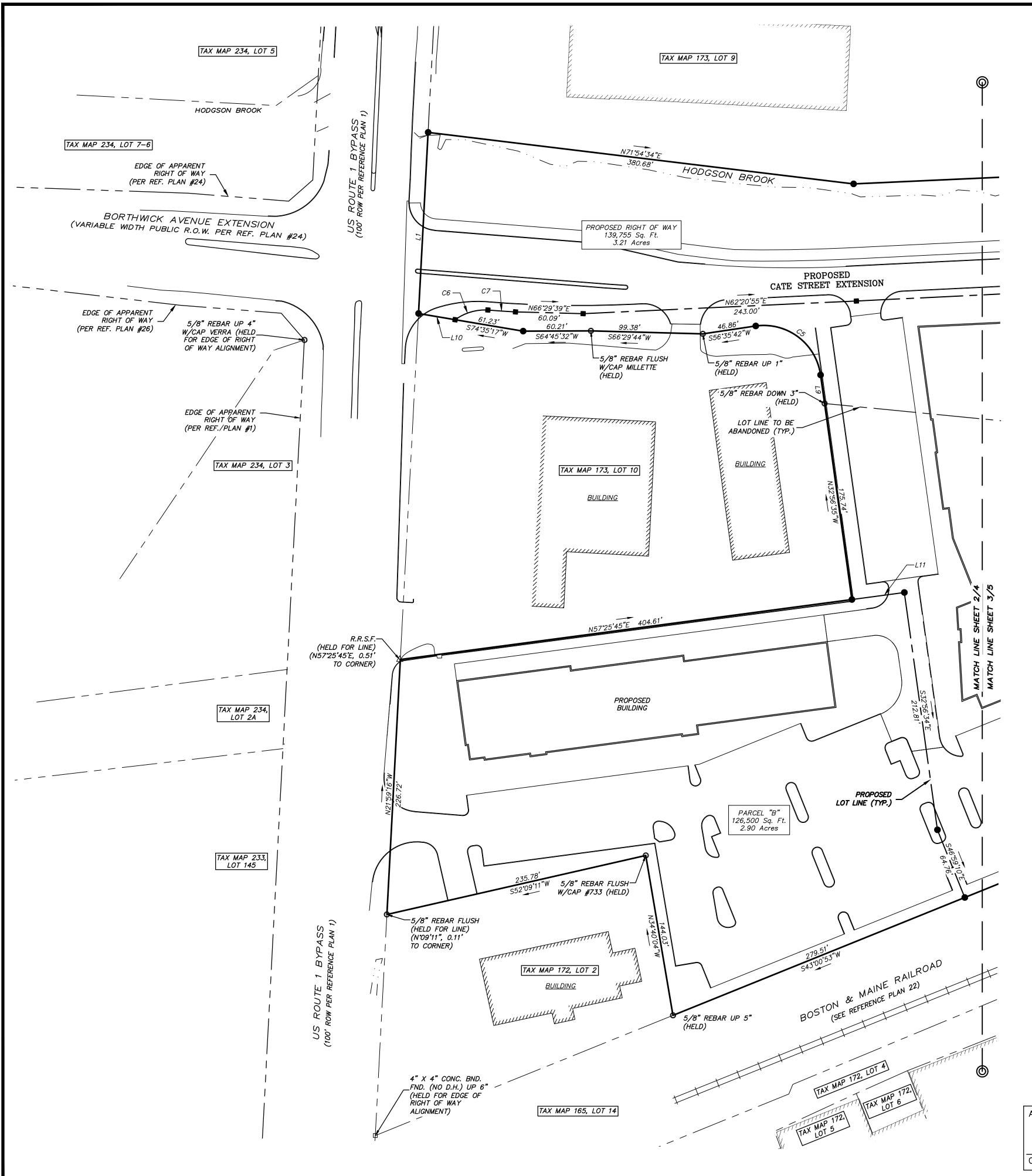
CHAIRMAN PORTSMOUTH PLANNING BOARD

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.



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTR' 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.



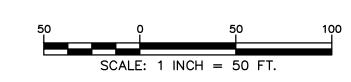
	CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	66.21'	178.00'	2118'42"	N85°47'06"E	65.83'	
C2	20.94	178.00'	6*44'29"	N71°45'30"E	20.93'	
C3	180.71	11451.20'	0°54'15"	N54°18'39"E	180.71	
C4	108.14'	11451.20'	0°32'28"	N55°02'01"E	108.14'	
C5	80.85'	51.00'	90°49′33″	S78°21′38″E	72.64'	
C6	30.94'	45.00'	39°23'52"	N48°30'09"E	30.34'	
<i>C7</i>	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¶4'19"E	175.40'	
C13	84.14'	100.00'	4812'27"	N81°13'11"E	81.68'	
C14	134.92'	2836.93'	2*43'29"	N52°04'44"E	134.90'	

	LINE TABL	<u> </u>
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	N381117"W	10.00'
L5	N71°55'42"E	30.64
L6	S4012'57"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'

FAGGINGER-AUER

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS

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.



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

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



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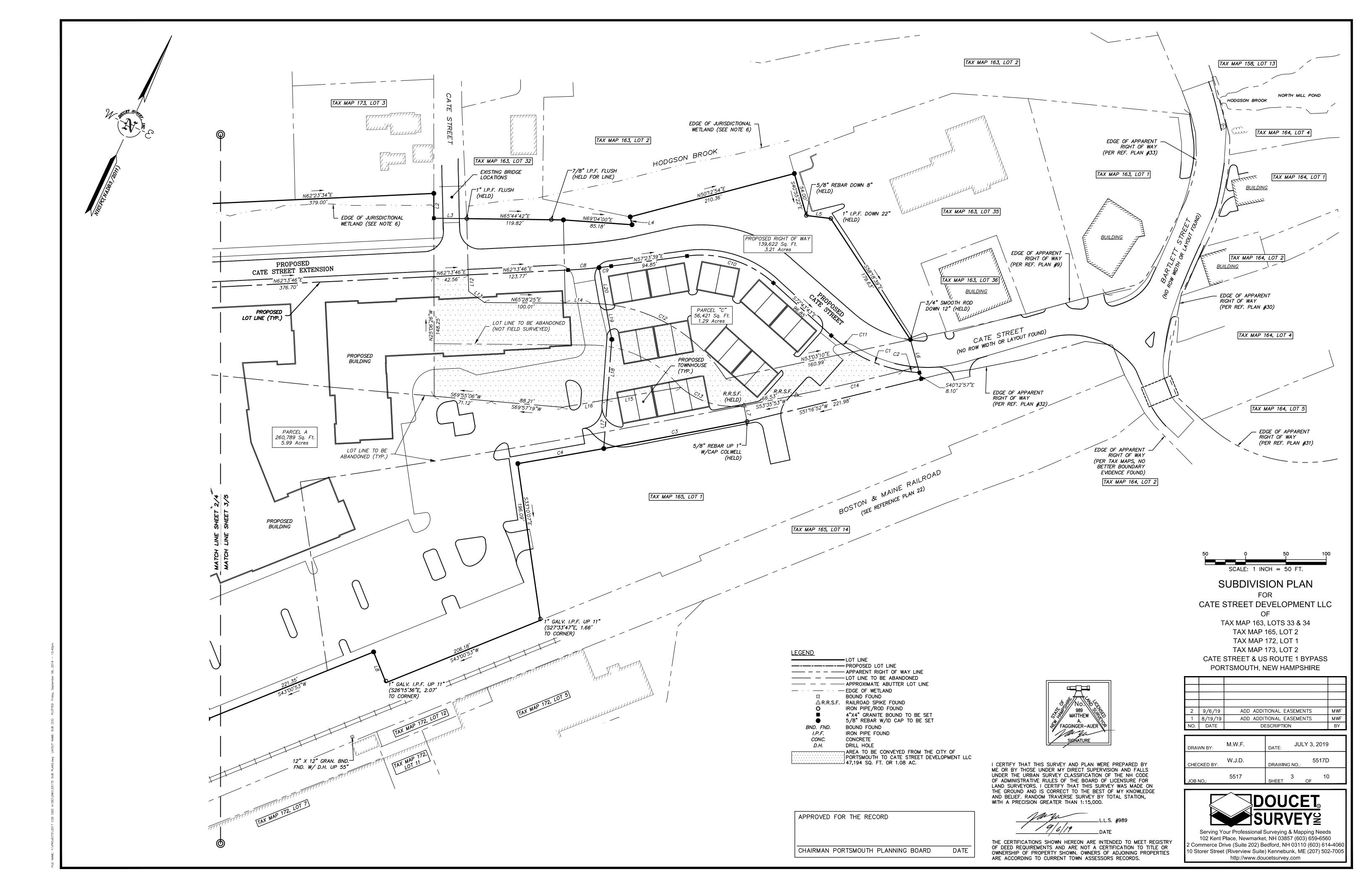
-LOT LINE —— — — — APPARENT RIGHT OF WAY LINE —— — — APPROXIMATE ABUTTER LOT LINE · ---- · · · --- EDGE OF WETLAND BOUND FOUND △R.R.S.F. RAILROAD SPIKE FOUND IRON PIPE/ROD FOUND 4"X4" GRANITE BOUND TO BE SET 5/8" REBAR W/ID CAP TO BE SET BND. FND. BOUND FOUND IRON PIPE FOUND I.P.F. CONC. D.H. CONCRETE

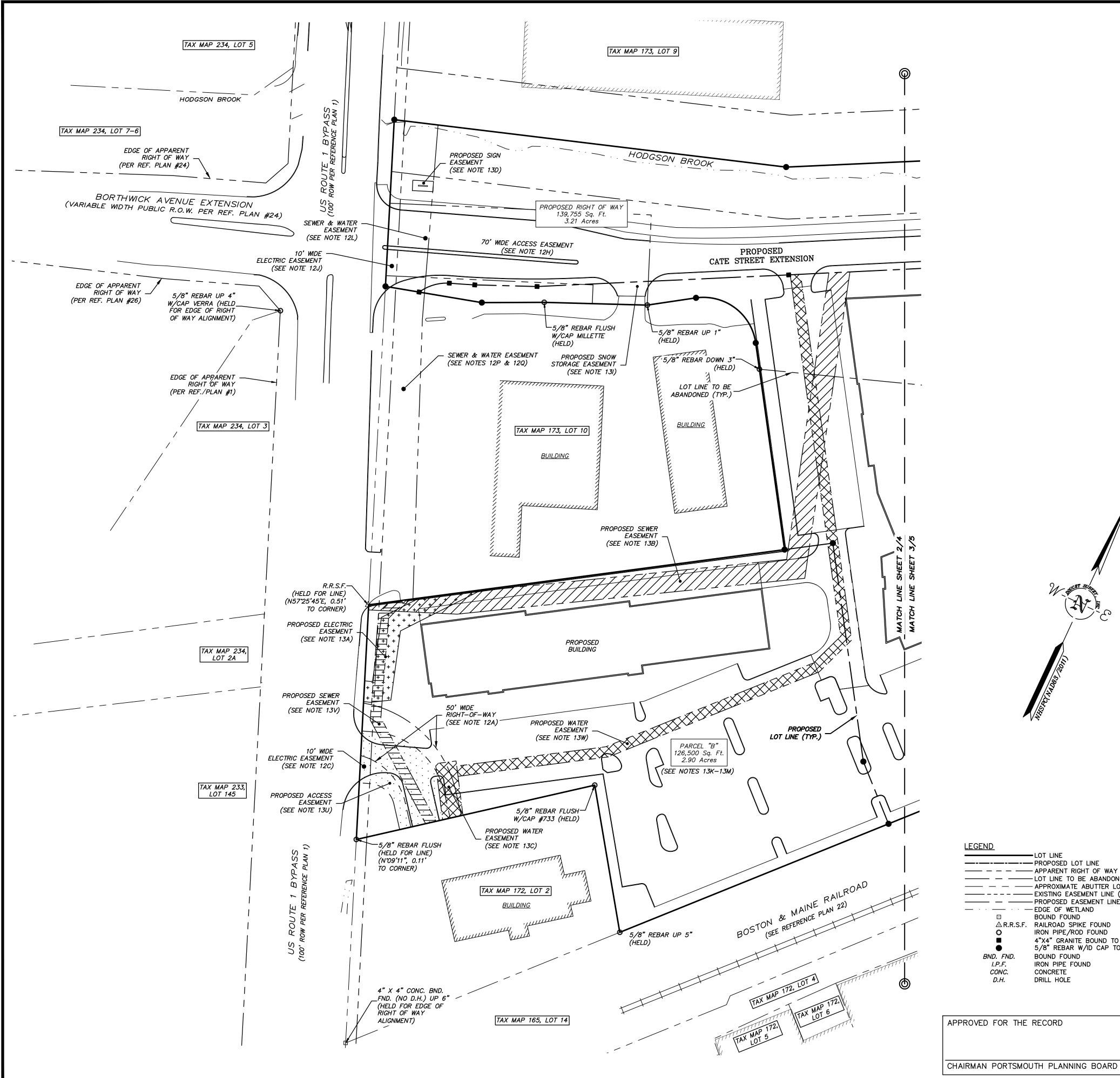
DRILL HOLE

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







- 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. 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
- 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 70' 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 ÁMERICA, 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,
- 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
- 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)

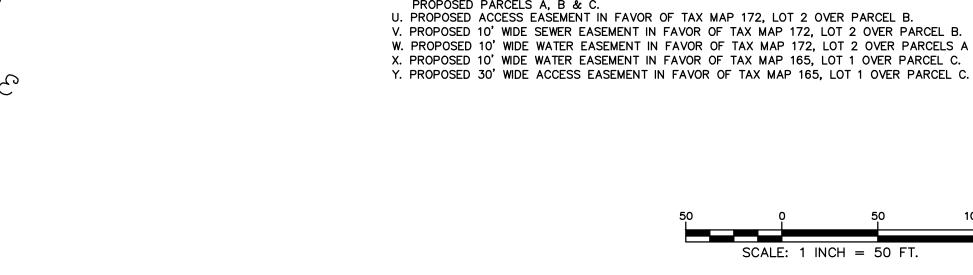
- K. BLANKET ACCESS EASEMENT IN FAVOR OF TAX MAP 172, LOT 2 AND PROPOSED PARCELS "A" & "C". L. BLANKET WATER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH TO MAINTAIN VALVES AND
- M. BLANKET ACCESS EASEMENT FOR EMERGENCY SERVICES.

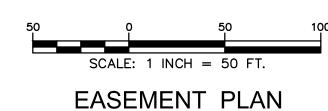
PARCEL "C" (TOWN HOUSE LOT) N. BLANKET UTILITY EASEMENT IN FAVOR OF EVERSOURCE.

- 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
- 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.

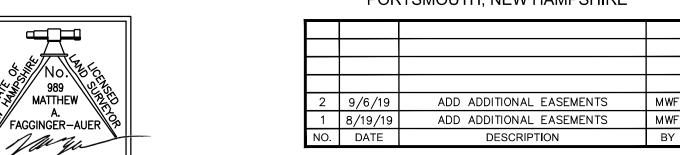




CATE STREET DEVELOPMENT LLC

TAX MAP 163, LOTS 33 & 34 **TAX MAP 165, LOT 2** TAX MAP 172, LOT 1

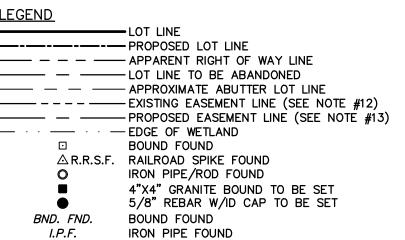
TAX MAP 173, LOT 2 CATE STREET & US ROUTE 1 BYPASS PORTSMOUTH, NEW HAMPSHIRE



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



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D.H. DRILL HOLE

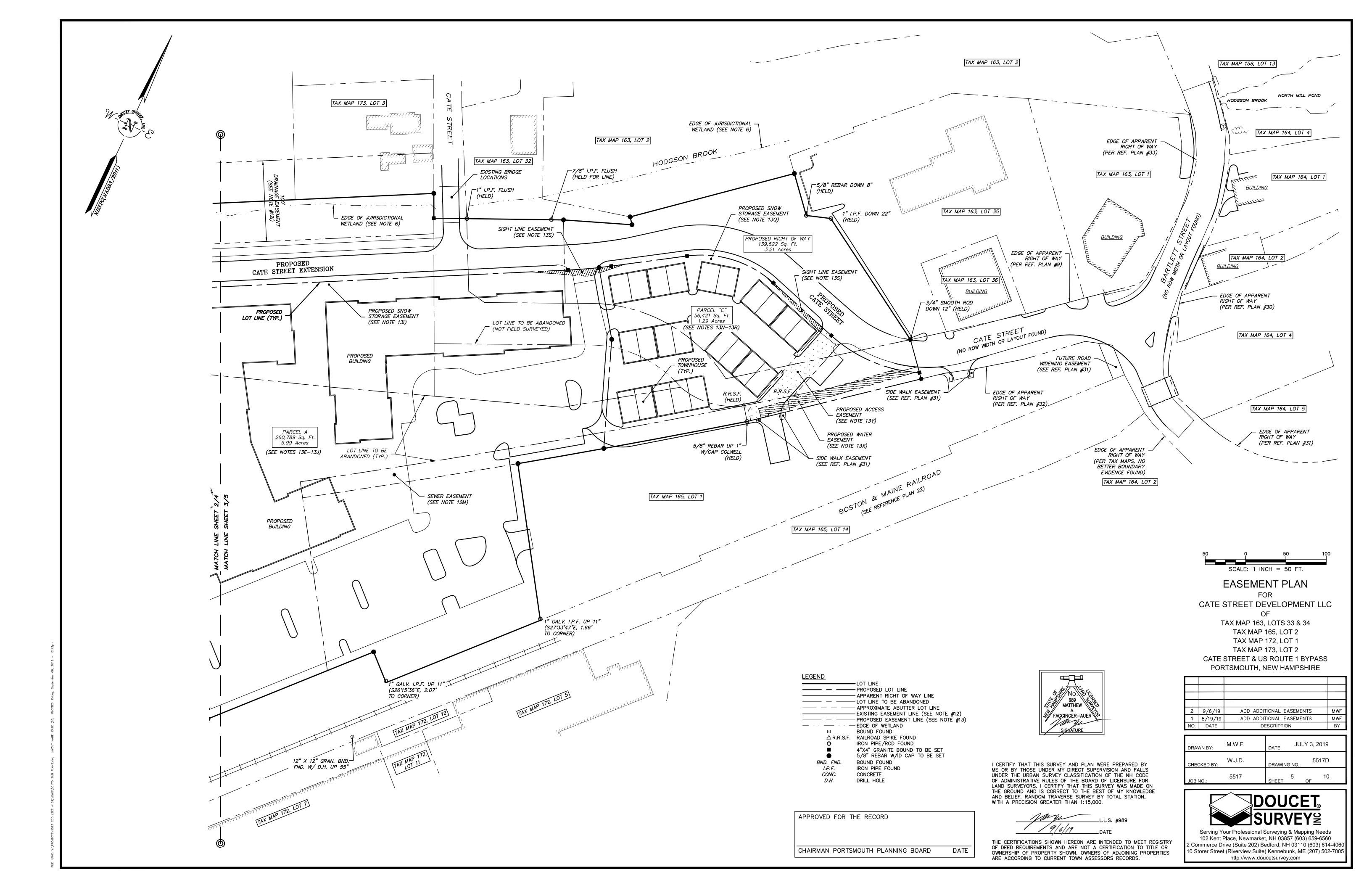
CONCRETE

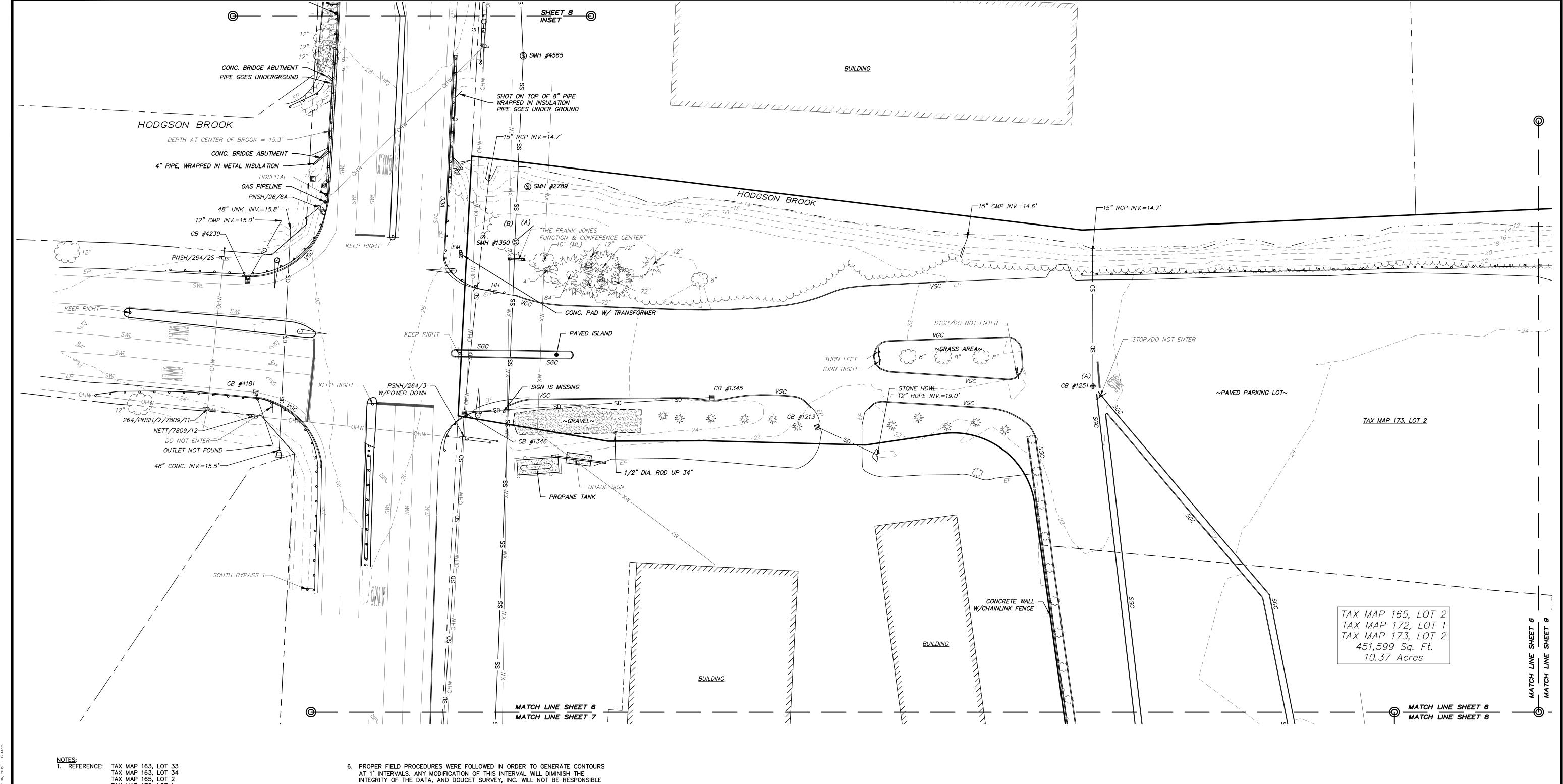
CONC.

DATE

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.

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.





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 2. 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. ADDITONAL FIELD SURVEY PERFORMED BY M.C.

3. 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,

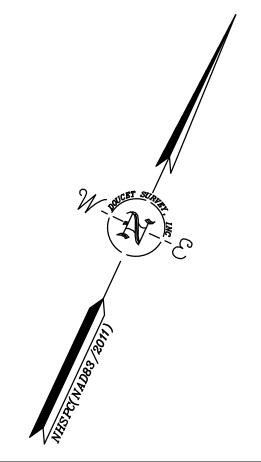
DURING NOVEMBER 2016 AND OCTOBER 2018 USING A LEICA HDS SCANNER.

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

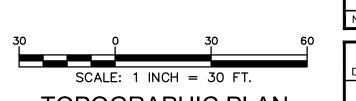
NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.

5. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS

- INTEGRITY OF THE DATA, AND DOUCET SURVEY, INC. WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- 7. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- 8. 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
- 9. 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.
- 10. 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.



FAGGINGER-AUER



TOPOGRAPHIC PLAN FOR

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

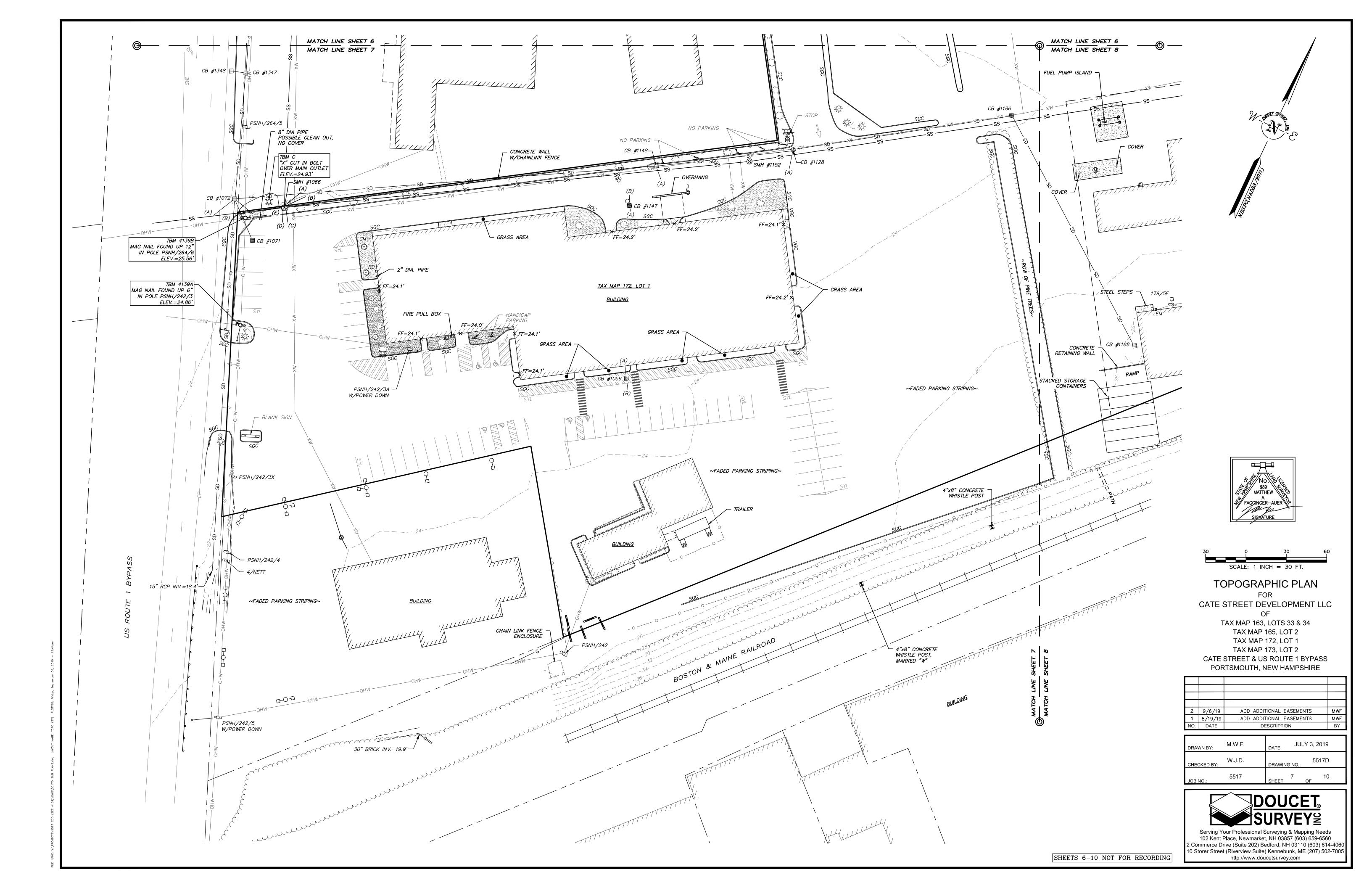
SHEETS 6-10 NOT FOR RECORDING

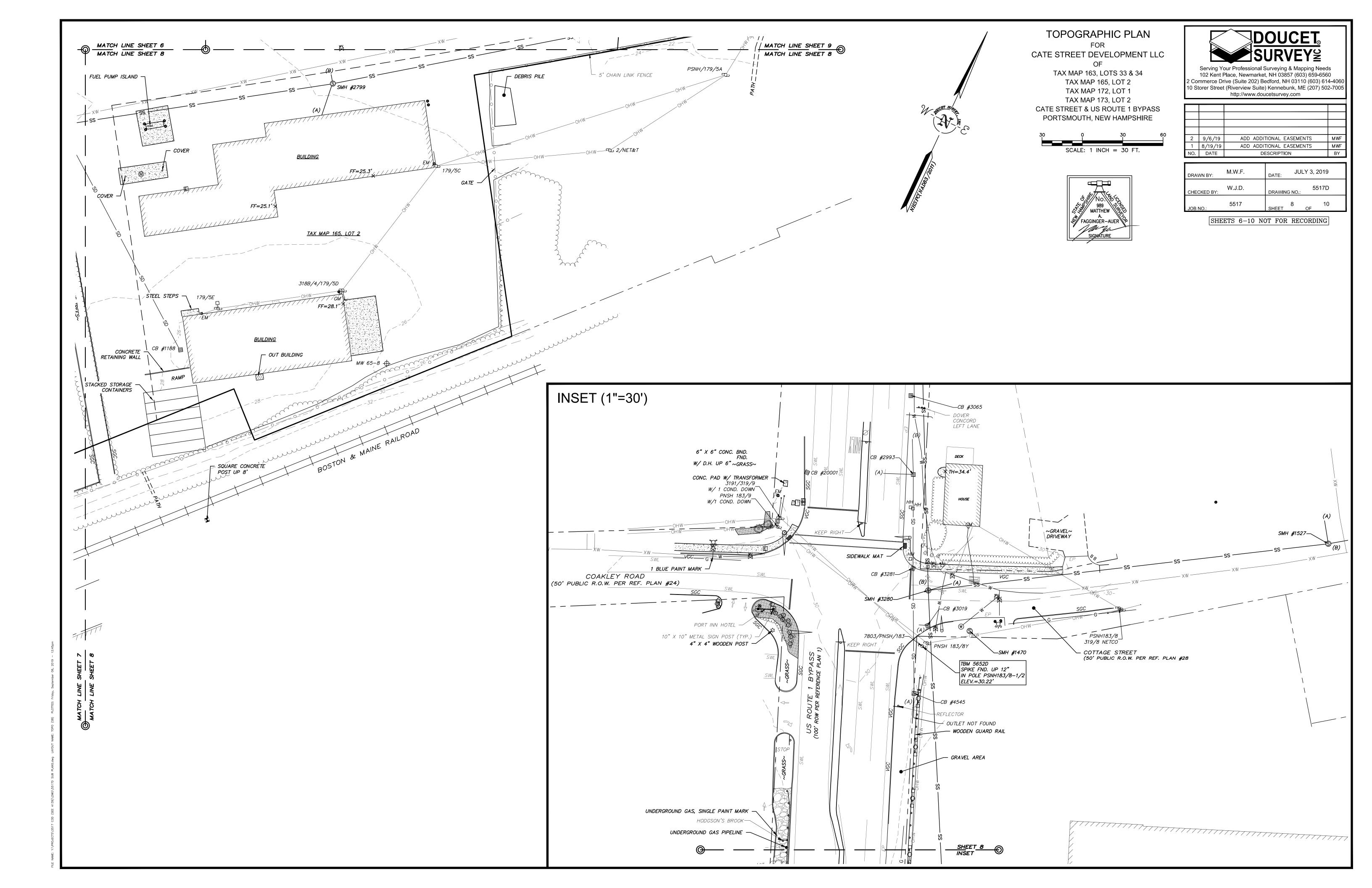
2	9/6/19	ADD ADDI	TIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDI	TIONAL EASEMENTS	MWF
NO.	DATE	DE	SCRIPTION	BY
1				

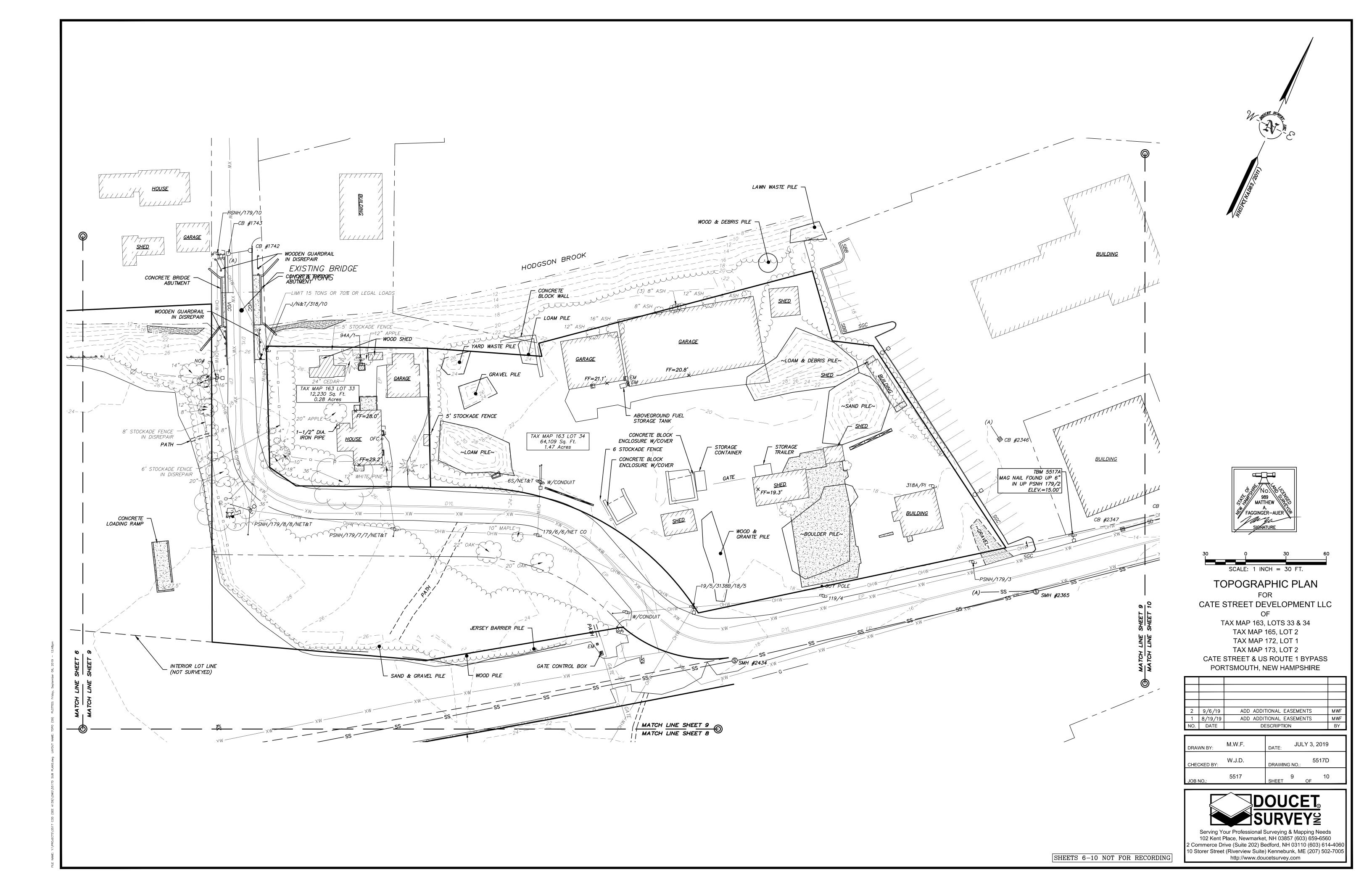
DRAWN BY:	JULY 3, 2019
W.J.D.	5517D
CHECKED BY:	DRAWING NO.:
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	SMH #4003 MH #4002)—PNSH/178/8	
	MH #4002 SMH #3999	CB #3993 NORTH MILL POND	
•	SMH #4000—	HODGSON BROOK 3.5' CHAIN LINK FENCE (C)	
	12" A SECTION OF THE	310NE RET. WALLDWIT #4004	
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	10" () By	SWL SD	(A)
	12" DA	MH #4035 SD — — — — — — — — — — — — — — — — — —	
5"%	SMH #3718	-W/ 2 COND. DOWN -85A/5/5/NETT	
		(A) CB #3895	
	CB #4034—	BUILDING —FF=12.6' X—CB #3693 —CB #3672	
		XW XW XW	
	SMH #3604 - S S S S S S S S S S S S S S S S S S	PNSH/176/6/4FP SMH #3636— (A)	
BUILDING		SS	
		POSSIBLE UNDERGROUND WATER PAINTED BLUE QUESTION MARK	
■ I´\\ \ MAG NAIL FOUND UP 6" \\	#3756— CB #36	FF=12.1' 600 LDING	
IN UP PSNH/318/1/179 ELEV.=12.69' PAD MOUNTED UTILITY BOX (A)		RICK RET. WALL	
ELDREDGE - (A) -DMH #3772 -	318/85/3/N PNSH/17/6,	NETT /5	
VGC VGC CATE STRENH #3768	C MAN T	UGG SINGLE PAINT MARK	
	DMH #3579 (6)		
SD SMH #2353 (12)			
DMH #2349 STOR/CATE ST WOOD CHIP BERM	6 CHAINLINK F. 176/4/100T/85/2 — CONC. BLOCK RET. WALL		\
TOWN HOMES COMING SOON DMH #3866 PORTSMOUTH DIRECTORY	UTILITY POLE STUB		
~ACTIVE CONSTRUCTION SITE~ STEEL POST FOR BILLBOARD	1 WOOD STEP UNDERSIDE OF BRI	IDGE ELEV.=22.4'	
LOW CLEARANCE 12'6"	GRANITE BRIDGE A	ABUTMENT	
LOW CLEARANCE 12'6" UNDERSIDE OF BRIDGE ELEV.=22.6' LIMITS OF RAILROAD BRIDGE	CB #4082		
GRANITE BRIDGE ABUTMENT — UNDERSIDE OF BRIDGE ELEV.=22.6'	DMH #4083	S SMH #4102 (A) S SMH #4103	
	CB #4093— (A)		
			<u>LEGEND</u>
		W DUCET SURVEY	V
		Those South	— — 2 — — — 2
		Seath Marsing Strain	——————————————————————————————————————
		V ~	——————————————————————————————————————

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'			
	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)
(1072) 12" RCP INV.=17.3'	,	(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'	(//) 1 1 10 1111.—6.6	WATER LEVEL-1.0
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'	(A) 12 ROF 114V.—19.5	(3672) 4" PVC INV.=8.2'	(4082) 12" HDPE INV.=5.8'
<u> </u>	OD #1006	<u> </u>	(4082) 12 HDPE INV.=5.6
(1148) 12" CMP INV.=17.5'	CB #1926	(A) 12" PVC INV.=7.9'	00 #4000
(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'
(1148) 12" CMP INV.=18.8'	CB #2347	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	, , <u>, , , , , , , , , , , , , , , , , </u>
(B) 12" CMP INV.=18.3'	RIM ELEV.=13.6'	RIM ELEV.=10.9'	CB #4093
(B) 12 CMF INV.—16.5			<u>"</u>
OD #44.40	(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'		CB #4239
RIM ELEV.=23.5'		DMH #3772	RIM ELEV.=25.0'
(1188) 12" CMP (NOT VISIBLE)	CB #2350	RIM ELEV.=12.2'	12" CMP INV.=20.3'
(1128) 12" CMP INV.=20.0'	RIM ELEV.=12.6'	(2349) 15" HDPE INV.=8.7'	
	(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'	(1000) 10 112/12 11111 710	"
	(0201) 10 NOF INV20.0	DMH #3866	RIM ELEV.=10.3' (4035) 42" RCP INV.=1.0'
(HDWL) 12" HDPE INV.=17.6'	OD #3010	<u> </u>	
OD #4.054	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'	
	CB #3065		DMH #4605
CB #1345	RIM ELEV.=31.5'	CB #3895	RIM ELEV.=11.0'
RIM ELEV.=23.3'	WATER ELEV.=27.4'	RIM ELEV.=11.9'	(3579) 24" RCP INV.=4.4'
(1346) 12" RCP INV.=19.1'	(NO PIPES VISIBLE)	(3672) 4" PVC INV.=9.7'	(3777) 15" CMP INV.=7.5'
		(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'	1
RIM ELEV.=23.9'	(4035) 36" BRICK TROUGH INV.=2.0'		-
(1348) 12" RCP INV.=18.8'	(4605) 24" RCP INV.=4.2'	CB #4002	+
(1072) 15" RCP INV.=15.9'	(A) UNKN. INV.=2.0'	 "	+
(1346) 15" RCP INV.=15.8"	(A) OIRNIN, III V.=2.0	RIM ELEV.=12.9' (BOLTED SHUT)	-

LLGLIND	
	APPROXIMATE LOT LINE
	INTERIOR LOT LINE
	APPROXIMATE ABUTTER LOT LINE
	FASEMENT LINE
	STOCKADE FENCE
∞ 	
——————————————————————————————————————	
——————————————————————————————————————	SEWER LINE
SDI	DRAIN LINE
——— G ———	GAS LINE
w	WATER LINE
— 20 — — I	MAJOR CONTOUR LINE
— — — 22 — — — i	
.~~~~~~.	
	ooz
	SEWER LINE (SEE NOTE 20)
	DRAIN LINE (SEE NOTE 20)
XW	WATER LINE (SEE NOTE 20)
P I	UTILITY POLE
⊕	UTILITY POLE & GUY WIRE
	UTILITY POLE W/ LIGHT
	LIGHT POLE
<u> </u>	

SIGN SIGN (TWO POSTS) FENCE POST POST POST BOLLARD FIRE HYDRANT WATER GATE VALVE SPIGOT
GAS GATE VALVE
OIL FILL CAP
ELECTRIC BOX
CATCH BASIN 0.F.C. E © RD DRAIN MANHOLE ROOF DRAIN MANHOLE SEWER MANHOLE CLEANOUT HAND HOLE WETLAND AREA FLAG POLE CONIFEROUS TREE

DECIDUOUS TREE

TYP.
FF
EM
EP
VGC
SGC
SBB
SWL

SYL

MONITORING WELL
DRAINAGE FLOW DIRECTION ARROW

CONCRETE

CRUSHED STONE

LEDGE OUTCROP

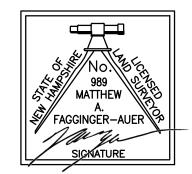
ACCESSIBLE PARKING SPACE

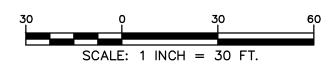
MAST ARM
JERSEY BARRIER

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

SHEETS 6-10 NOT FOR RECORDING

SEWER STRUCTURES		
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, POSSIBLE
(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'	





TOPOGRAPHIC PLAN
FOR
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	9/6/19	ADD ADDITIONAL EASEMENTS	MWF
1	8/19/19	ADD ADDITIONAL EASEMENTS	MWF
NO.	DATE	DESCRIPTION	BY

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



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