

WEST END YARDS

CATE STREET · PORTSMOUTH · NEW HAMPSHIRE

SITE PLANS

AUGUST, 2019

PREPARED FOR
CATE STREET DEVELOPMENT, LLC
 11 ELKINS STREET, SUITE 420
 BOSTON, MA 02127
 987.490.5278



PREPARED BY

FUSS & O'NEILL

UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.363.0669
 www.fando.com

PROJECT TEAM

ARCHITECT

PRELLWITZ CHILINSKI ASSOCIATES
 221 HAMPSHIRE STREET
 CAMBRIDGE, MA. 02139
 617.547.8120

LANDSCAPE ARCHITECTS

SITE SOLUTIONS, LLC
 3715 NORTHSIDE PARKWAY
 300 NORTH CREEK, SUITE 720
 ATLANTA, GA. 30327
 404.705.9411

NATURAL RESOURCES

CONSULTANT

GOVE ENVIRONMENTAL SERVICES, INC
 8 CONTINENTAL DRIVE
 BUILDING 2, SUITE H
 EXETER, NH. 03833-7507
 603.778.0644

GEOTECHNICAL ENGINEERS

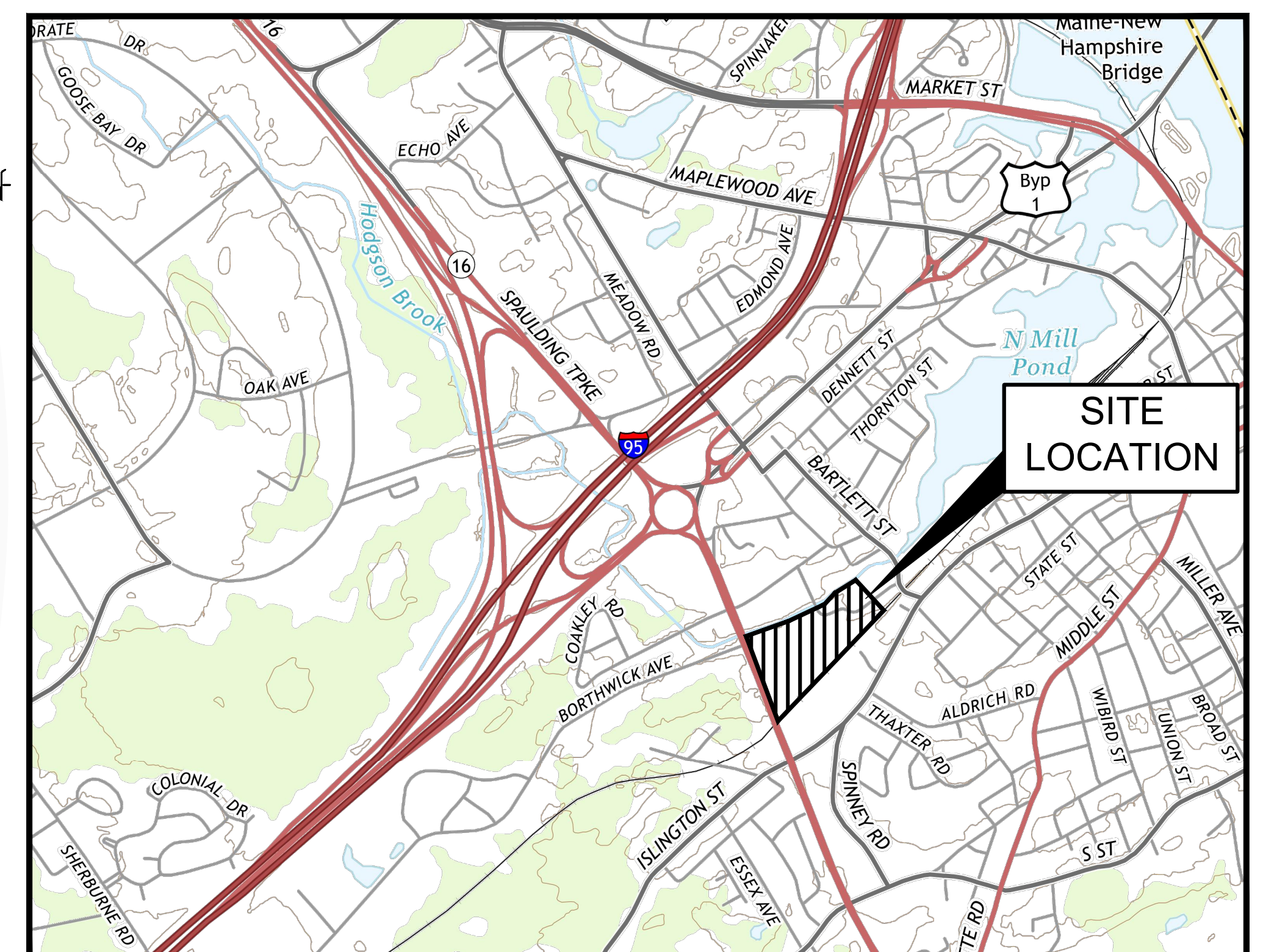
McPHAIL ASSOCIATES, LLC
 2269 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA. 02140
 617.868.1420

LAND SURVEYOR

DOUCET SURVEY, INC
 102 KENT PLACE
 NEWMARKET, NH. 03857
 603.659.6560

SHEET INDEX

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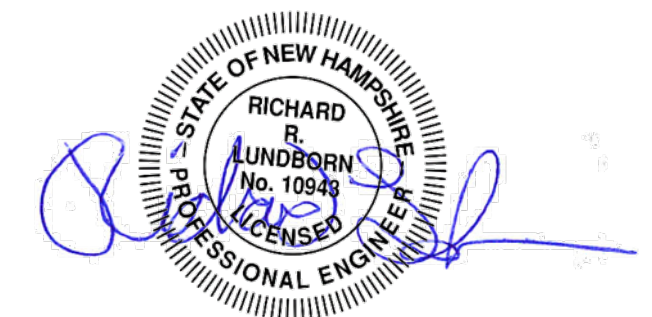


LOCATION MAP

SCALE: 1" = 1200'



CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION
 THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. GLD CONSULTING ENG. INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. 72 HOURS PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-DIG-SAFE.



| STATE AND FEDERAL PERMITS REQUIRED: | | |
|--|-------------------------|---------------------|
| PERMIT | REQUIRED / NOT REQUIRED | STATUS / PERMIT NO. |
| NHDES WETLANDS BUREAU STANDARD DREDGE AND FILL | REQUIRED | 2019-00523 |
| NHDES ALTERATION OF TERRAIN | REQUIRED | PENDING |
| NHDES WATER MAIN EXTENSION | REQUIRED | PENDING |
| NHDES SEWER MAIN EXTENSION | REQUIRED | PENDING |
| NHDOT ENTRANCE PERMIT | REQUIRED | PENDING |
| EPA, NPDES CONSTRUCTION GENERAL PERMIT (CGP) | REQUIRED | PENDING |

PROJ. No.: 20170317.A10
 DATE: AUG 2019

GI-002

**WEST END YARDS -
PORTSMOUTH**
428 RT. 1 BYPASS - PORTSMOUTH

REVISIONS:

ORIGINAL ISSUE:

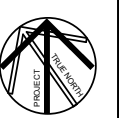
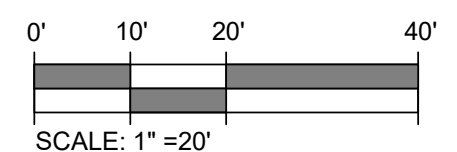
05/10/19

SCALE: 1" = 20'-0"

GROUND FLOOR PLAN - AB

A1.11

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**WEST END YARDS -
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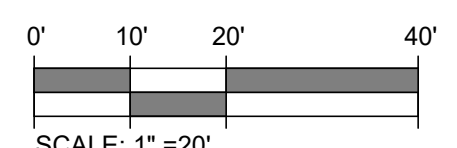
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SECOND FLOOR - AB

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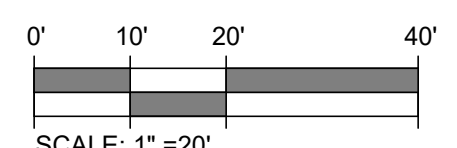
**WEST END YARDS -
PORTSMOUTH**
428 RT. 1 BYPASS - PORTSMOUTH

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SCALE: 1" = 20'-0"

**THIRD FLOOR
PLAN - AB**



**WEST END YARDS -
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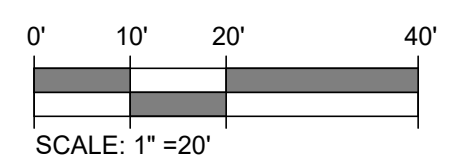
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SCALE: 1" = 20'-0"

**FOURTH
FLOOR PLAN -
AB**

A1.14



WEST END YARDS -
PORTSMOUTH

428 RT. 1 BYPASS - PORTSMOUTH

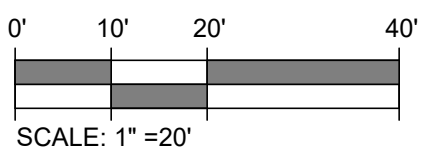
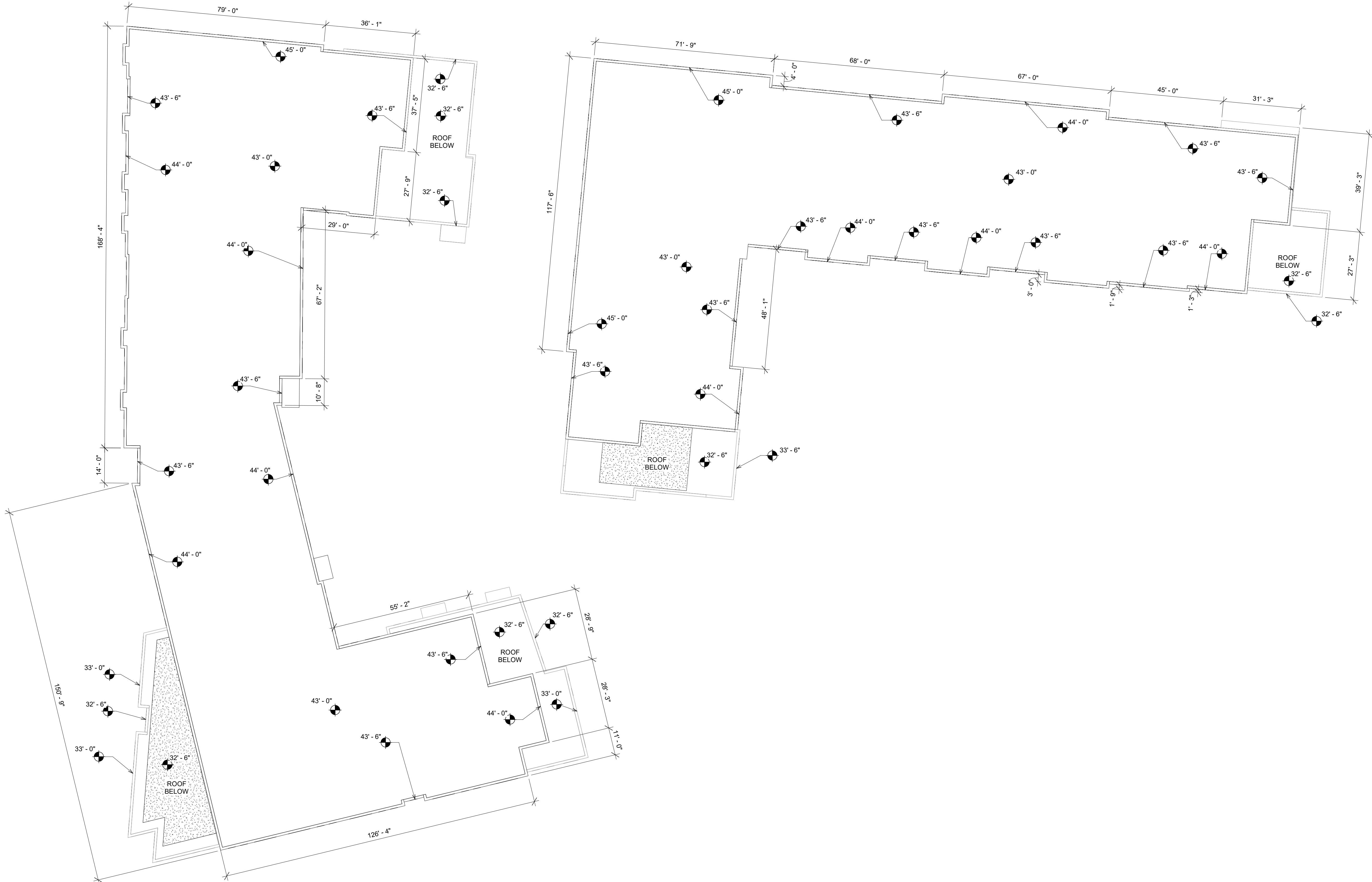
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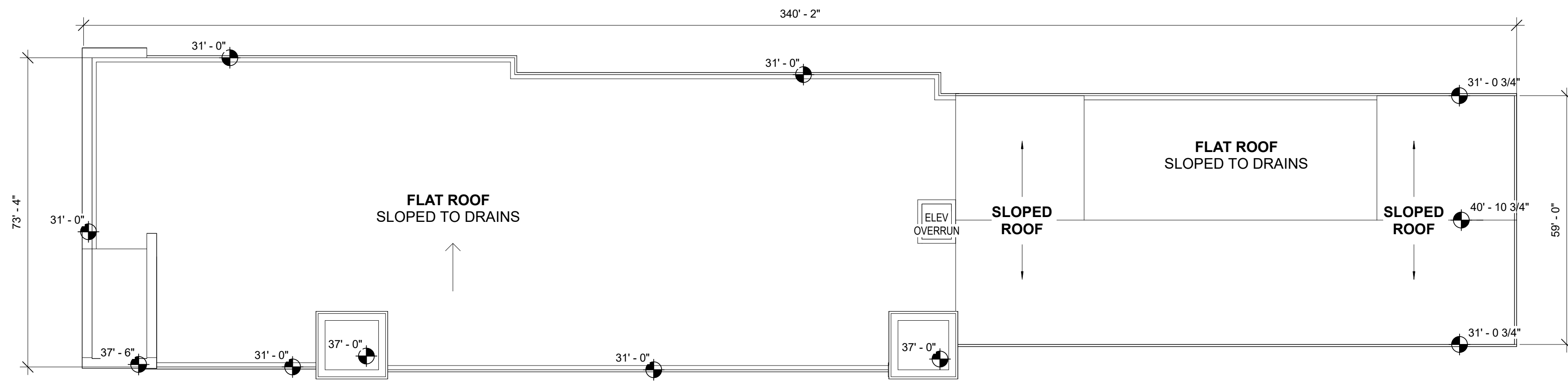
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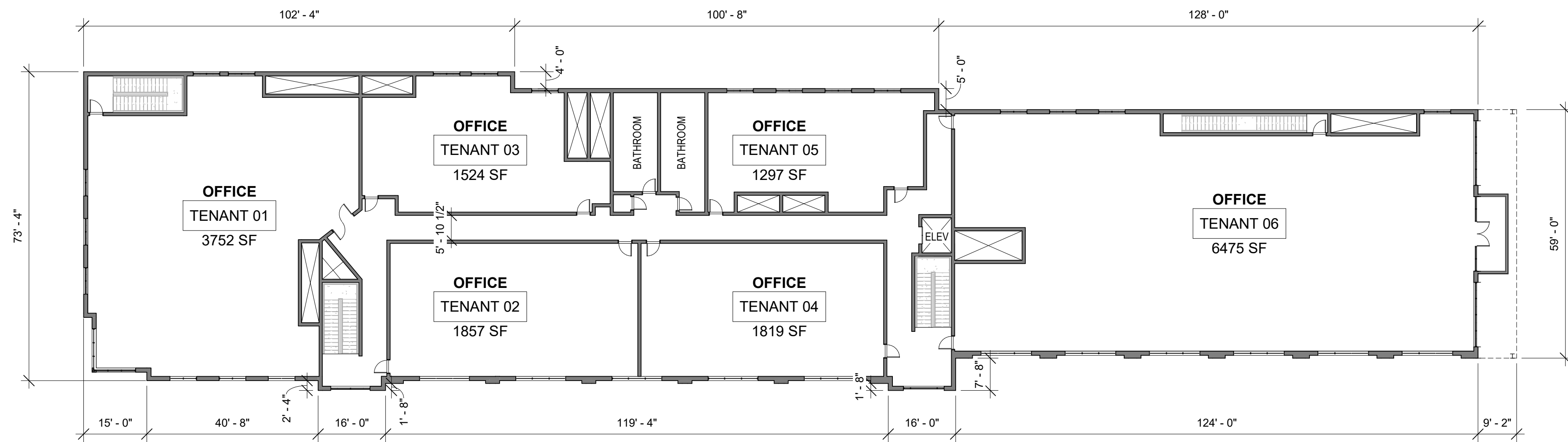
ROOF PLAN -
AB

A1.15

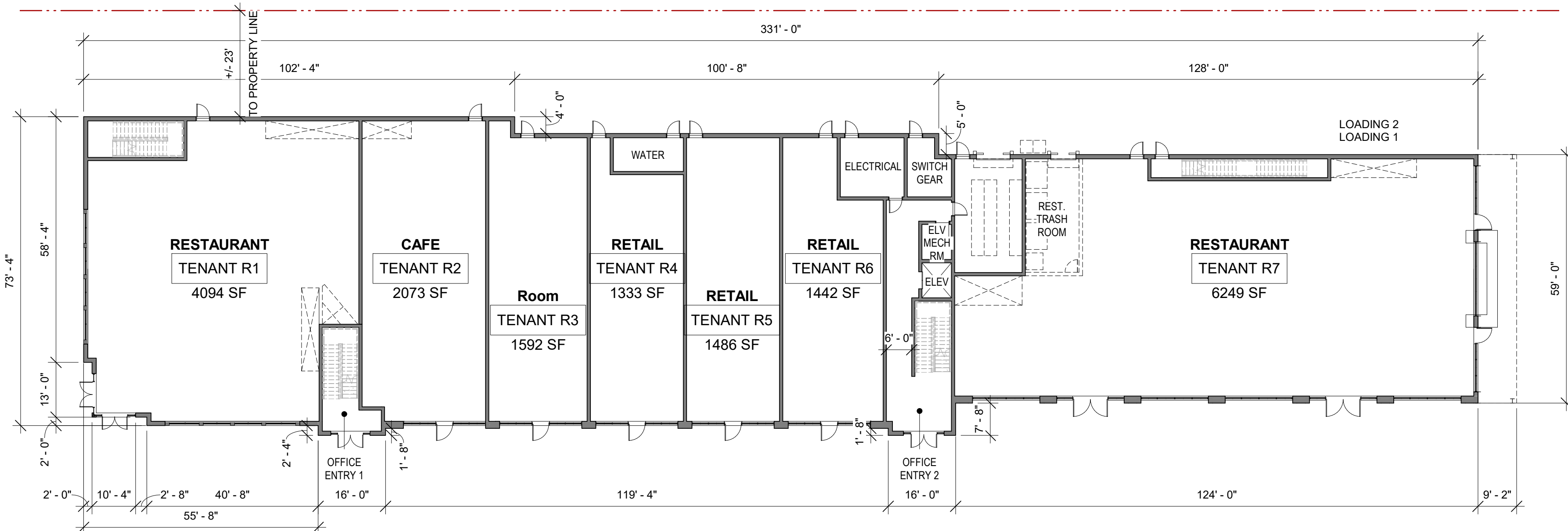




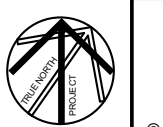
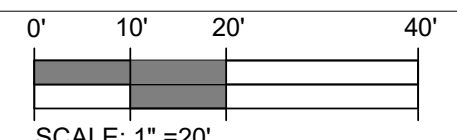
3 ROOF
1" = 20'-0"



2 SECOND FLOOR
1" = 20'-0"



1 GROUND FLOOR
1" = 20'-0"



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SCALE: 1" = 20'-0"

TAC RETAIL
BUILDING
PLANS

A1.16

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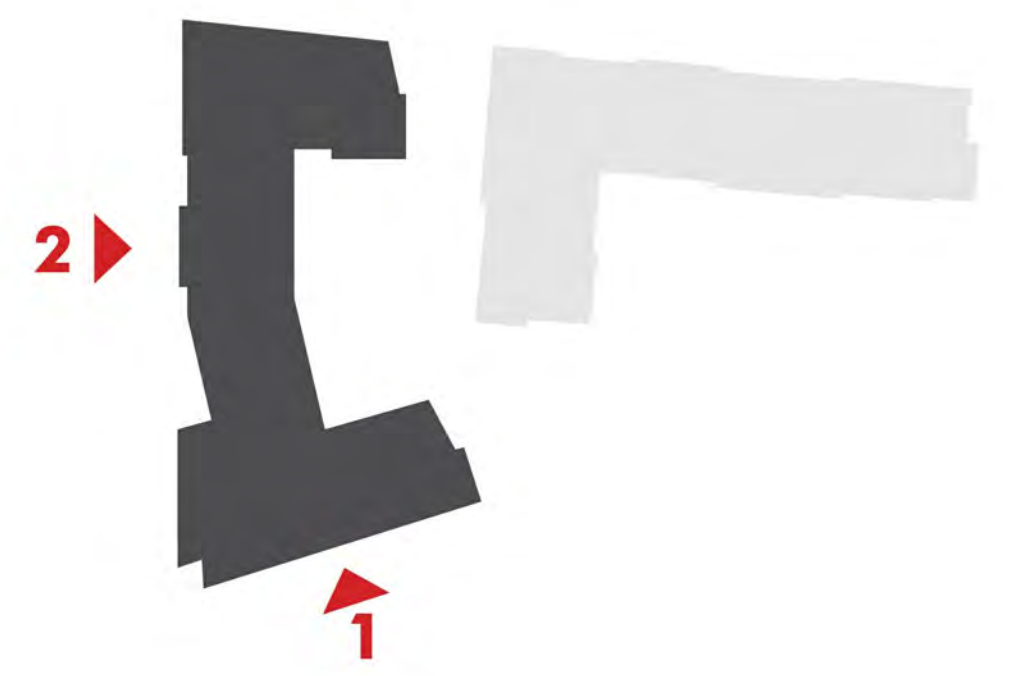
| EXTERIOR MATERIALS LEGEND | |
|---------------------------|--------------------|
| MARK | MATERIAL |
| 1 | METAL PANEL |
| 2 | SHINGLES |
| 3 | RIBBED PANEL |
| 4 | CLAPBOARD |
| 5 | FAUX WOOD PANEL |
| 6 | FIBER CEMENT PANEL |



1 SOUTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



REVISIONS:

ORIGINAL ISSUE:
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SCALE: As indicated

Building A
Elevations

A2.11
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| EXTERIOR MATERIALS LEGEND | |
|---------------------------|--------------------|
| MARK | MATERIAL |
| 1 | METAL PANEL |
| 2 | SHINGLES |
| 3 | RIBBED PANEL |
| 4 | CLAPBOARD |
| 5 | FAUX WOOD PANEL |
| 6 | FIBER CEMENT PANEL |



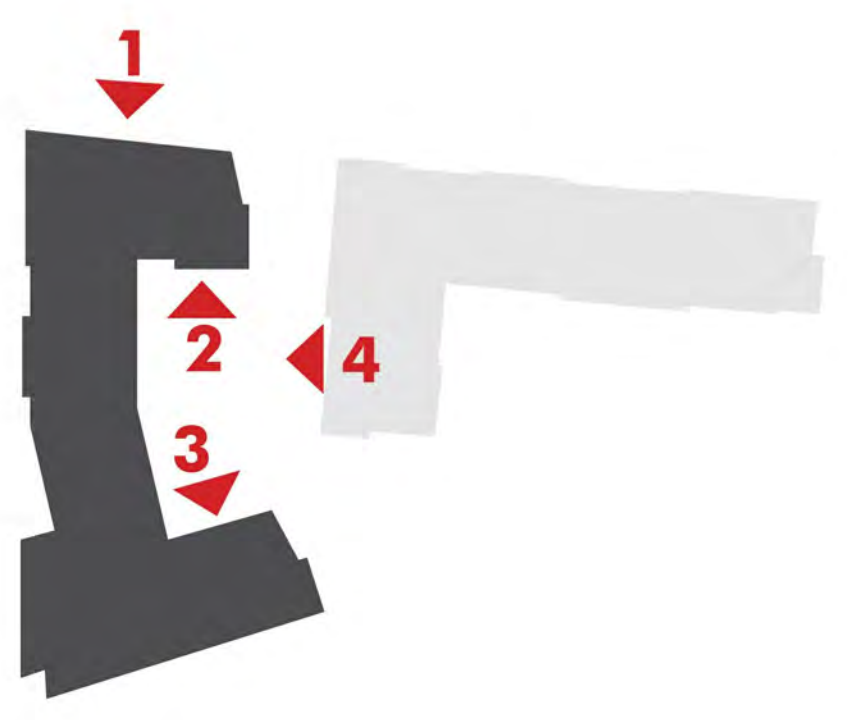
1 NORTH ELEVATION
1/16" = 1'-0"

2 NORTH ELEV. COURTYARD
1/16" = 1'-0"

3 SOUTH ELEV. COURTYARD
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"



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ORIGINAL ISSUE:
05/10/19

SCALE: As indicated

Building A Elevations

A2.12
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| EXTERIOR MATERIALS LEGEND | |
|---------------------------|--------------------|
| MARK | MATERIAL |
| 1 | METAL PANEL |
| 2 | SHINGLES |
| 3 | RIBBED PANEL |
| 4 | CLAPBOARD |
| 5 | FAUX WOOD PANEL |
| 6 | FIBER CEMENT PANEL |

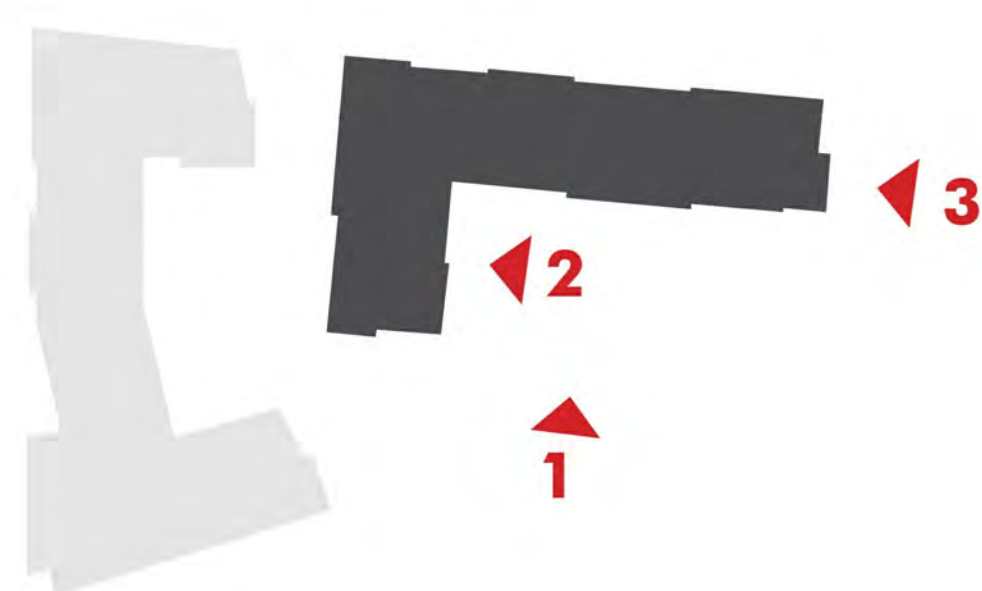


1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

3 EAST ELEVATION
1/16" = 1'-0"



REVISIONS:

ORIGINAL ISSUE:
05/10/19
SCALE: As indicated

Building B
Elevations

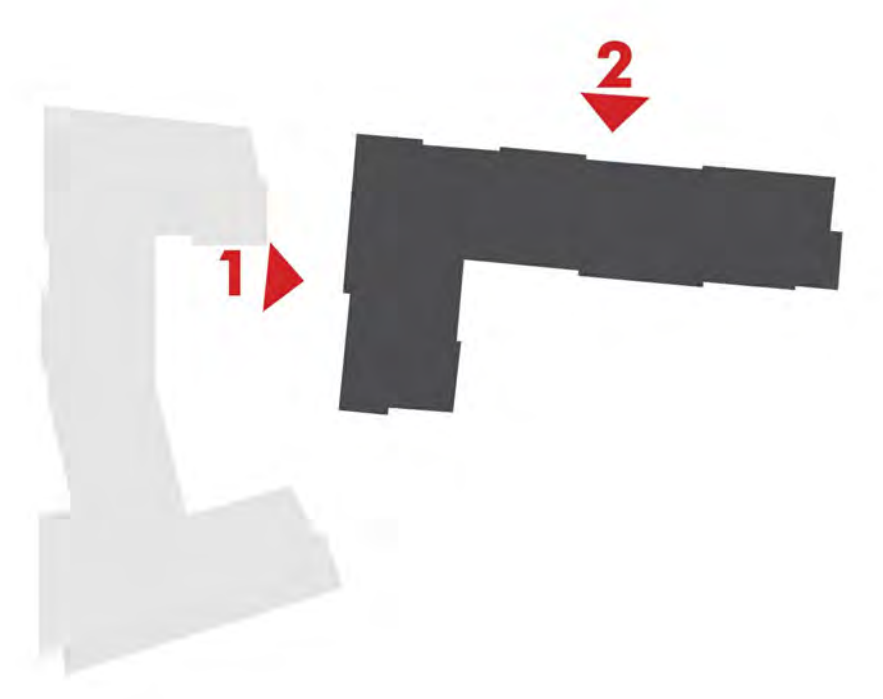
| EXTERIOR MATERIALS LEGEND | |
|---------------------------|--------------------|
| MARK | MATERIAL |
| 1 | METAL PANEL |
| 2 | SHINGLES |
| 3 | RIBBED PANEL |
| 4 | CLAPBOARD |
| 5 | FAUX WOOD PANEL |
| 6 | FIBER CEMENT PANEL |



1 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



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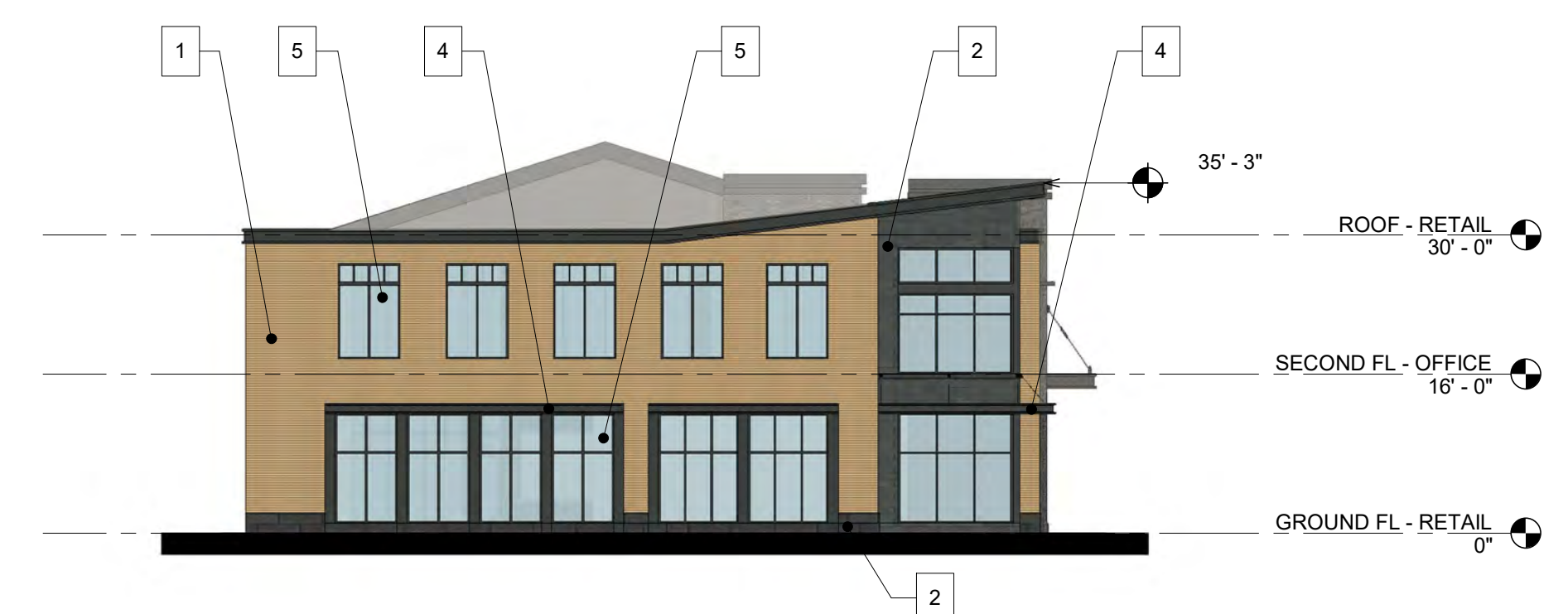
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**Building B
Elevations**

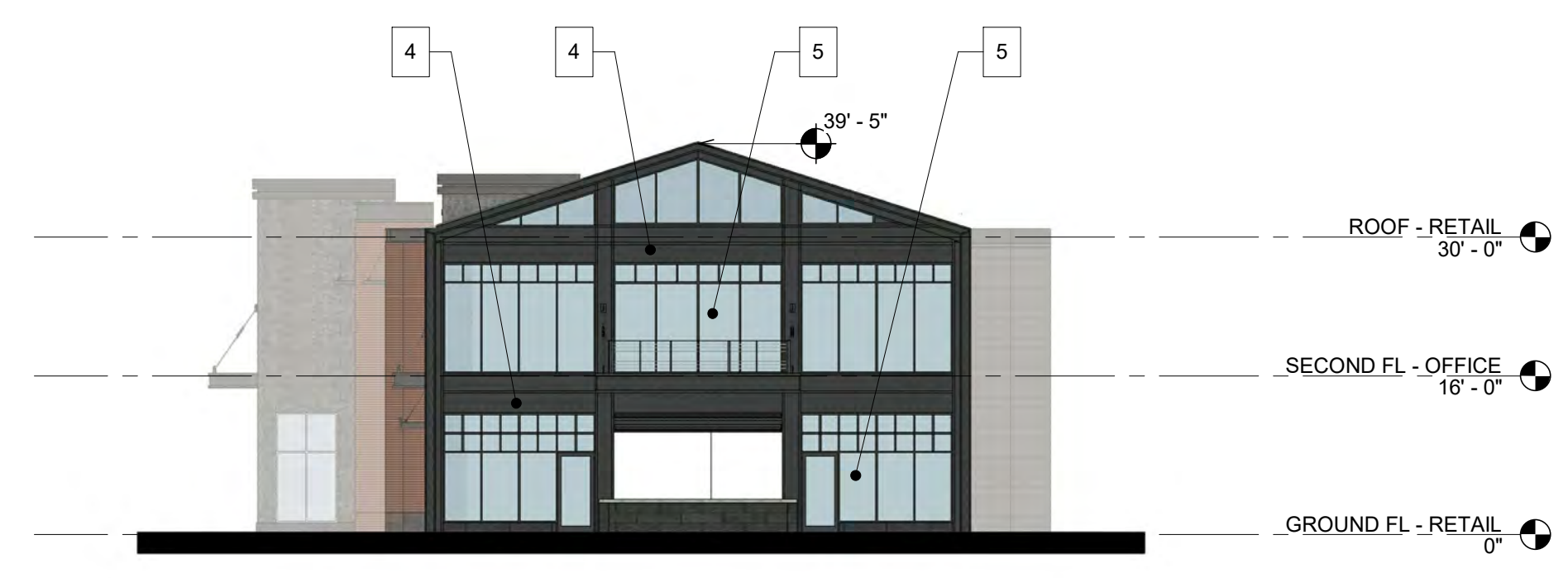
| EXTERIOR MATERIALS LEGEND | |
|---------------------------|--------------|
| MARK | MATERIAL |
| 1 | RIBBED PANEL |
| 2 | CMU |
| 3 | BRICK |
| 4 | METAL PANEL |
| 5 | STOREFRONT |



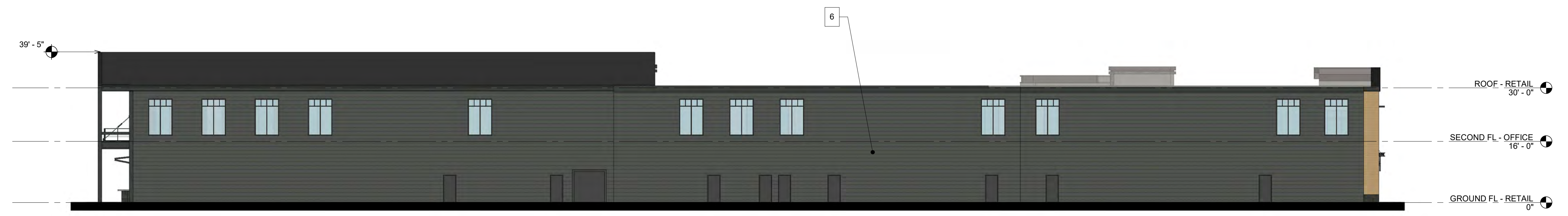
1 SOUTH ELEVATION
1/16" = 1'-0"



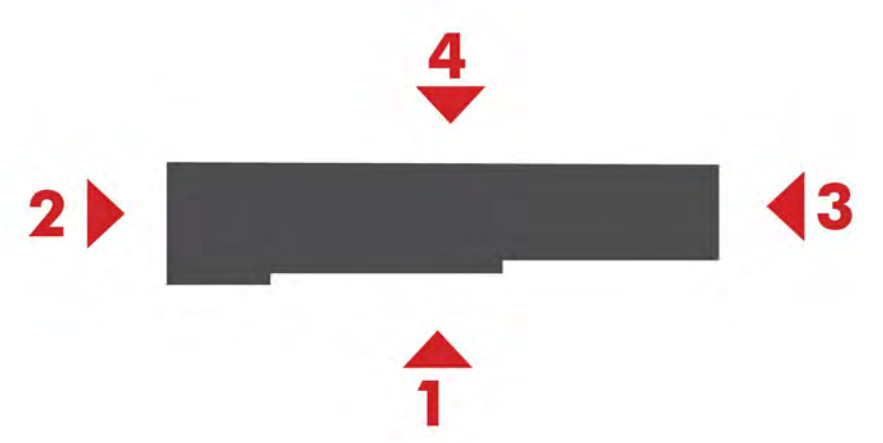
2 WEST ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



4 NORTH ELEVATION
1/16" = 1'-0"



REVISIONS:

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SCALE: As indicated

Retail Building Elevations

A2.15
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**WEST END YARDS -
PORTSMOUTH**
428 RT. 1 BYPASS - PORTSMOUTH

REVISIONS:

ORIGINAL ISSUE:
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SCALE:

VIEW OF
RETAIL

A3.11



**WEST END YARDS -
PORTSMOUTH**
428 RT. 1 BYPASS - PORTSMOUTH

REVISIONS:

ORIGINAL ISSUE:
05/10/19

SCALE:

VIEW OF RESI

A3.12



SURVEY NOTES

1. 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.
2. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARC JACOBS IN NOVEMBER OF 2016 AND REVIEWED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING APRIL 2018 IN ACCORDANCE WITH 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 2012 AND FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017, NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
3. FLOOD HAZARD ZONE: "X", PER FIRM MAP #33015C0259E, DATED 5/17/05.
4. VERTICAL DATUM IS BASED ON NGVD29 PER DISK V 28 1942 ELEV. 25.59.
5. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
6. **REFERENCE PLANS:**
REFER TO THE PLAN OF LAND AT THE END OF THIS PACKAGE FOR ALL REFERENCE PLANS AND EASEMENTS THAT THE PARCELS ARE SUBJECT TO.

GENERAL

1. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
2. DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
3. PERFORM NECESSARY CONSTRUCTION NOTIFICATIONS, APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.
4. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDINGS AND ADJACENT SITE ELEMENTS INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PLEASE READ ALL OTHER NOTES ON THIS PAGE. THEY CONTAIN INFORMATION RELATED TO AND ASSOCIATED WITH THIS PROJECT AND DESIGN.
6. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE CITY.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CITY OF PORTSMOUTH SITE PLAN REGULATIONS, CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS, AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH THE CITY OF PORTSMOUTH.
9. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY FUSS & O'NEILL DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HERE ON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

WORK RESTRICTIONS

16. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.
2. WORK IS RESTRICTED TO THE HOURS OF TO THE HOURS (TIME) TO (TIME) ON (DAY) THROUGH (DAY)

REGULATORY REQUIREMENTS

1. WITHIN LOCAL RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
2. WITHIN STATE RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS AND ISSUED REVISIONS/SUPPLEMENTS.
3. PROVIDE TRAFFIC SIGNAGE AND PAVEMENT MARKINGS IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

5. DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

6. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NEW HAMPSHIRE DEP STORMWATER AND DEWATERING WASTEWATER FROM CONSTRUCTION ACTIVITIES GENERAL PERMIT PROCESS. (NAME OF APPLICANT) HAS SUBMITTED INFORMATION TO THE DEP TO SATISFY THIS GENERAL PERMIT. THE CONTRACTOR MUST HAVE A COPY OF THIS GENERAL PERMIT ON SITE AT ALL TIMES.

EROSION AND SEDIMENT CONTROL

1. INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING ANY WORK ON THE SITE. REFER TO THE EROSION AND SEDIMENT CONTROL DRAWINGS.
2. IMPLEMENT ALL NECESSARY MEASURES REQUIRED TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE. PERFORM CORRECTIVE ACTION AS NEEDED FOR EROSION CLEANUP AND REPAIRS TO OFF SITE AREAS, IF ANY, AT NO COST TO OWNER.
3. INSPECT AND MAINTAIN EROSION CONTROL MEASURES PER THE SCHEDULE IN THE EROSION AND SEDIMENT CONTROL DRAWINGS. DISPOSE OF SEDIMENT IN AN UPLAND AREA. DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
4. PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAIN AND SANITARY SEWER SYSTEMS.

DEMOLITION

1. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS, UNLESS OTHERWISE NOTED.

CONSTRUCTION LAYOUT

1. PROVIDE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. FIELD VERIFY EXISTING PAVEMENT AND GROUND ELEVATIONS AT THE INTERFACE WITH PROPOSED PAVEMENTS AND DRAINAGE STRUCTURES BEFORE START OF CONSTRUCTION.
2. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, FIELD VERIFY PROPOSED UTILITY ROUTES AND IDENTIFY ANY INTERFERENCES OR OBSTRUCTIONS WITH EXISTING UTILITIES OR PUBLIC RIGHTS-OF-WAY.
3. IMMEDIATELY INFORM THE ENGINEER IN WRITING IF EXISTING UTILITY CONDITIONS CONFLICT OR DIFFER FROM THAT INDICATED AND IF THE WORK CANNOT BE COMPLETED AS INDICATED.
4. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS NOTED OTHERWISE.
5. BOUNDS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

EARTHWORK

1. NOTIFY UTILITY LOCATOR SERVICE AT LEAST 72 HOURS BEFORE STARTING EXCAVATION.

CALL DIGSAFE: 1-888-DIG-SAFE
2. STOP WORK IN THE VICINITY OF SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA. IMMEDIATELY NOTIFY THE OWNER SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN. RESUME WORK IN THE IMMEDIATE VICINITY ONLY UPON DIRECTION BY THE OWNER.
3. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, PERFORM EARTHWORK OPERATIONS TO SUBGRADE ELEVATIONS. SEE DRAWINGS BY OTHERS FOR WORK ABOVE SUBGRADE.

PAVEMENT

1. AT A MINIMUM, CONSTRUCT ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

GENERAL SITE RESTORATION

1. PROVIDE 6 INCHES OF TOPSOIL AND SEED TO AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED TO BE RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) UNLESS OTHERWISE NOTED.
2. REPAIR DAMAGES RESULTING FROM CONSTRUCTION LOADS, AT NO ADDITIONAL COST TO OWNER.
3. RESTORE AREAS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER, AT NO ADDITIONAL COST TO OWNER.

UTILITIES

1. TERMINATE EXISTING UTILITIES IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. COORDINATE UTILITY SERVICE DISCONNECTS WITH UTILITY REPRESENTATIVES.
2. THE TYPE, SIZE AND LOCATION OF DEPICTED UNDERGROUND UTILITIES ARE APPROXIMATE REPRESENTATIONS OF INFORMATION OBTAINED FROM FIELD LOCATIONS OF VISIBLE FEATURES, EXISTING MAPS AND PLANS OF RECORD, UTILITY MAPPING, AND OTHER SOURCES OF INFORMATION OBTAINED BY THE ENGINEER. ASSUME NO GUARANTEE AS TO THE COMPLETENESS, SERVICEABILITY, EXISTENCE, OR ACCURACY OF UNDERGROUND FACILITIES. FIELD VERIFY THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES.
3. PAY ALL FEES AND COSTS ASSOCIATED WITH UTILITY MODIFICATIONS AND CONNECTIONS, REGARDLESS OF THE ENTITY THAT PERFORMS THE WORK.
4. COORDINATE THE WORK AND WORK SCHEDULE WITH UTILITY COMPANIES. PROVIDE ADEQUATE NOTICE TO UTILITIES TO PREVENT DELAYS IN CONSTRUCTION.
5. INTERIOR DIAMETERS OF STORM DRAIN AND SANITARY SEWER STRUCTURES SHALL BE DETERMINED BY THE PRECAST MANUFACTURER, BASED ON THE INDICATED PIPE SYSTEM LAYOUT AND LOCAL MUNICIPAL STANDARDS.

MINIMUM INTERIOR DIAMETERS:
0 TO 20 FEET DEEP; 4 FEET.
20 FEET OR GREATER; 5 FEET.

5. RIM ELEVATIONS FOR MANHOLES, VALVE COVERS, GATE AND PULL BOXES, AND OTHER STRUCTURES ARE APPROXIMATE. SET OR RESET RIM ELEVATIONS AS FOLLOWS:

IN PAVEMENTS AND CONCRETE SURFACES: FLUSH
IN SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
IN LANDSCAPE, SEEDED, AND OTHER EARTH SURFACE AREAS:
1 INCH ABOVE SURROUNDING AREA; TAPER EARTH TO RIM ELEVATION.

6. INSTALL PROPOSED PRIVATE UTILITY SERVICES ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE AUTHORITY HAVING JURISDICTION (WATER, SEWER, GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). COORDINATE FINAL DESIGN LOADS AND LOCATIONS WITH OWNER AND ARCHITECT.

PORTSMOUTH UTILITY CONTACT INFORMATION:

WATER/SEWER:

JIM TOW
GENERAL FOREMAN
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
603.766.1426
JVTOW@CITYOFFORTSMOUT.COM

ELECTRIC:

NICKOLAI KOSKO
FIELD SERVICE REPRESENTATIVE
EVERSOURCE ENERGY
74 OLD DOVER ROAD
ROCHESTER, NH 03867
603.332.4227 EXT. 5555334
NICKOLAI.KOSKO@EVERSOURCE.COM

NATURAL GAS:

DAVID BEAULIEU
SR. BUSINESS DEVELOPMENT REPRESENTATIVE
UNITIL SERVICE CORP.
325 WEST ROAD
PORTSMOUTH, NH 03801
603.294.5144
BEAULIEU@UNITIL.COM

TRAFFIC:

ERIC EBY
PARKING AND TRANSPORTATION ENGINEER
DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
603.766.1415

CABLE:

MIKE COLLINS
COMCAST
334 CALEF HIGHWAY
EPPING, NH 03042
603.679.5695
MIKECOLLINS@COMCAST.COM

TELEPHONE:

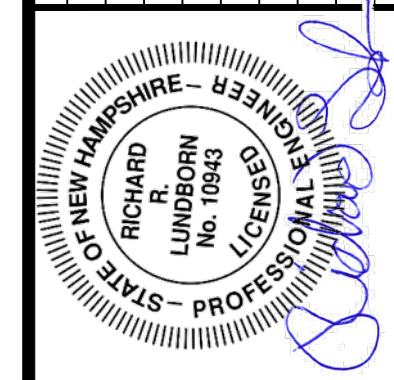
JOSEPH CONSIDINE
ENGINEER
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, NH 03840
603.427.5525
JOSEPH.CONSIDINE@CONSOLIDATED.COM

ROAD, MATERIALS AND SIGNAL:

DAVE DEFOSSES
PROJECT MANAGER
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, NH 03801
603.766.1411
DJDEFOSSES@CITYOFFORTSMOUT.COM

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| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/7/2019 | TAC SUBMITTAL | JVA/DAD |



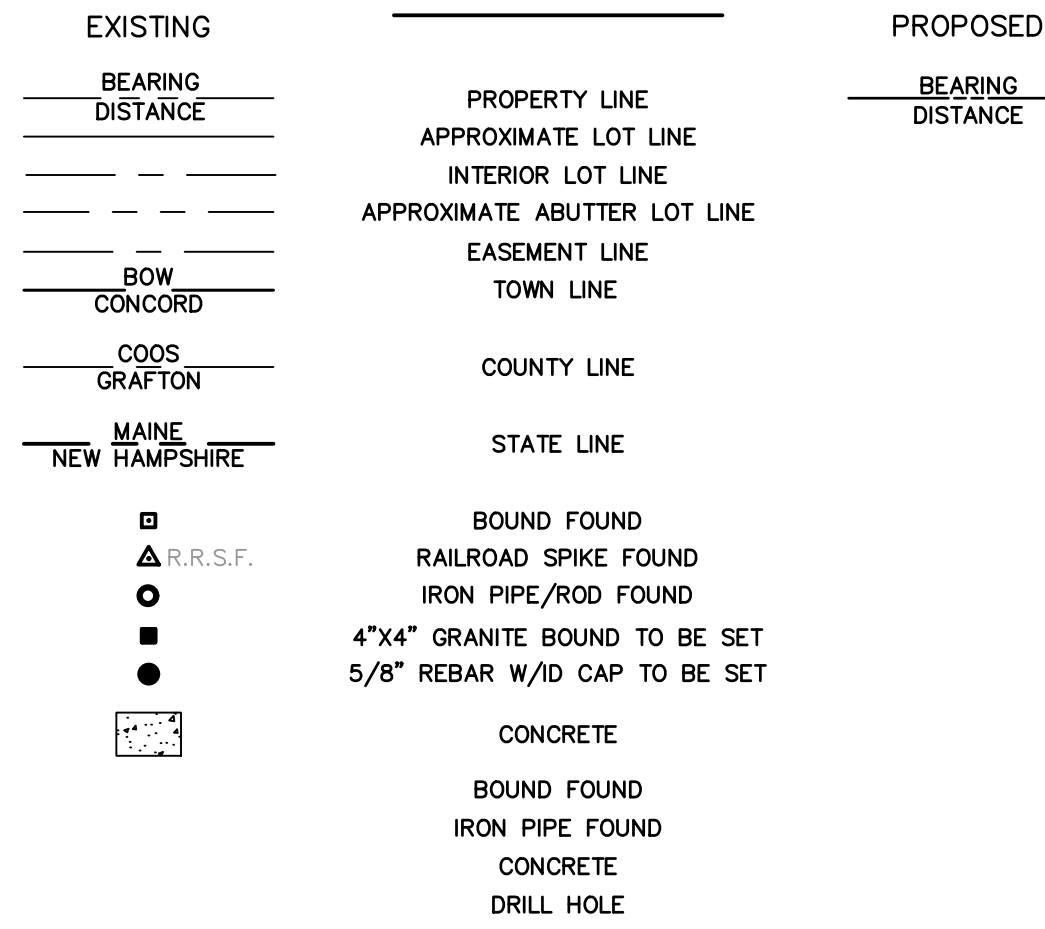
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| SCALE: | HORIZ.: | VERT.: |
| DATUM: | HORIZ.: NAD83 | VERT.: NGVD29 |

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UPPER SQUARE BUSINESS CENTER
5 FLETCHER STREET, SUITE 1
KENNEBUNK, MAINE 04043
www.fandoc.com

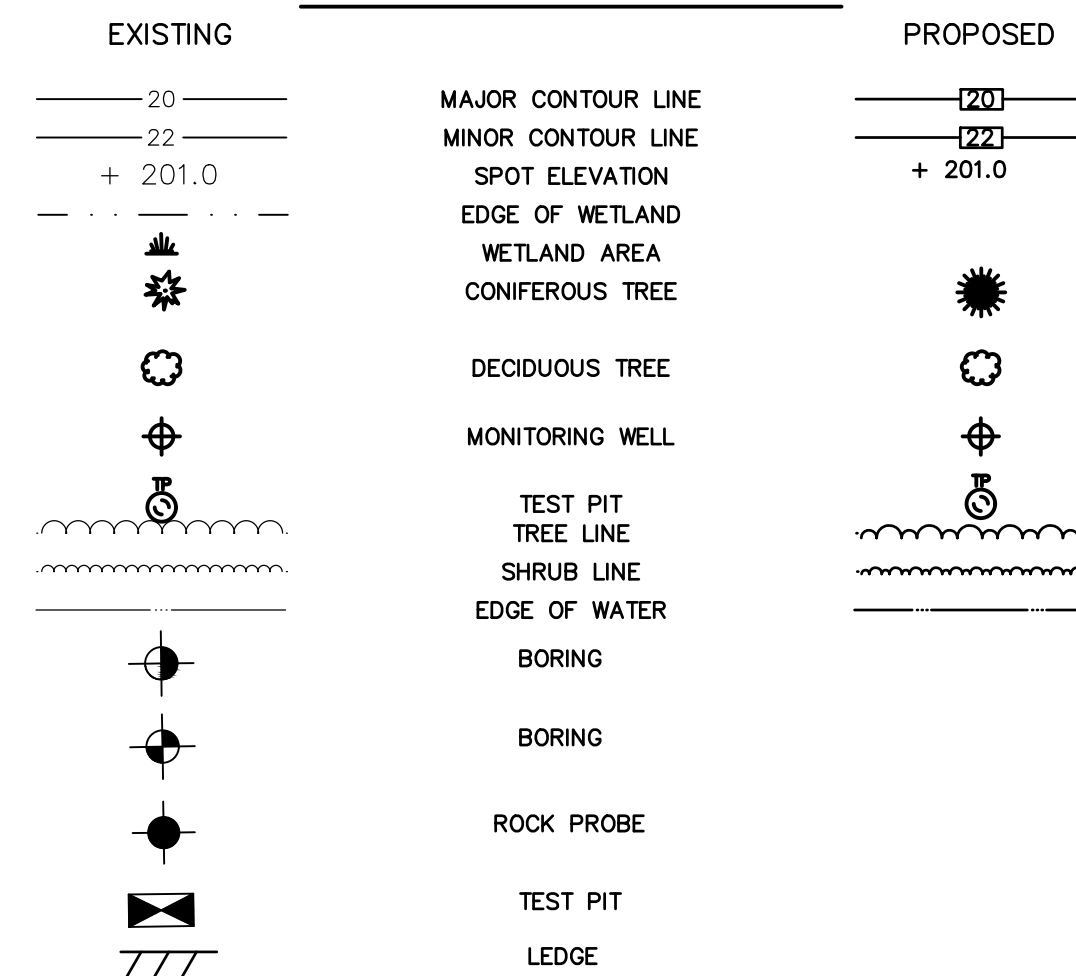
CATE STREET DEVELOPMENT, LLC
GENERAL NOTES
CATE STREET/ WEST END YARDS
PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
DATE: 08/19/2019
CN-001

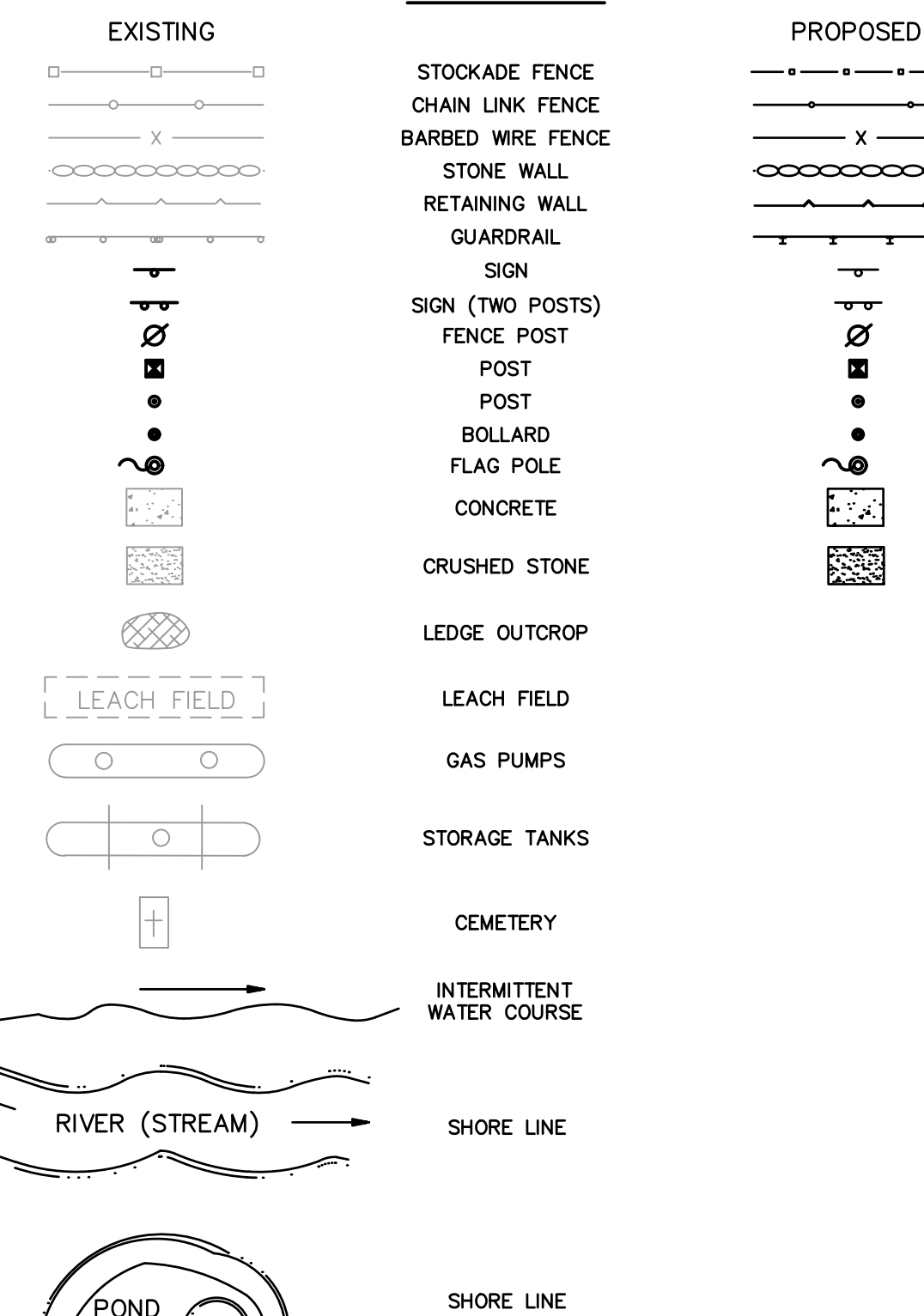
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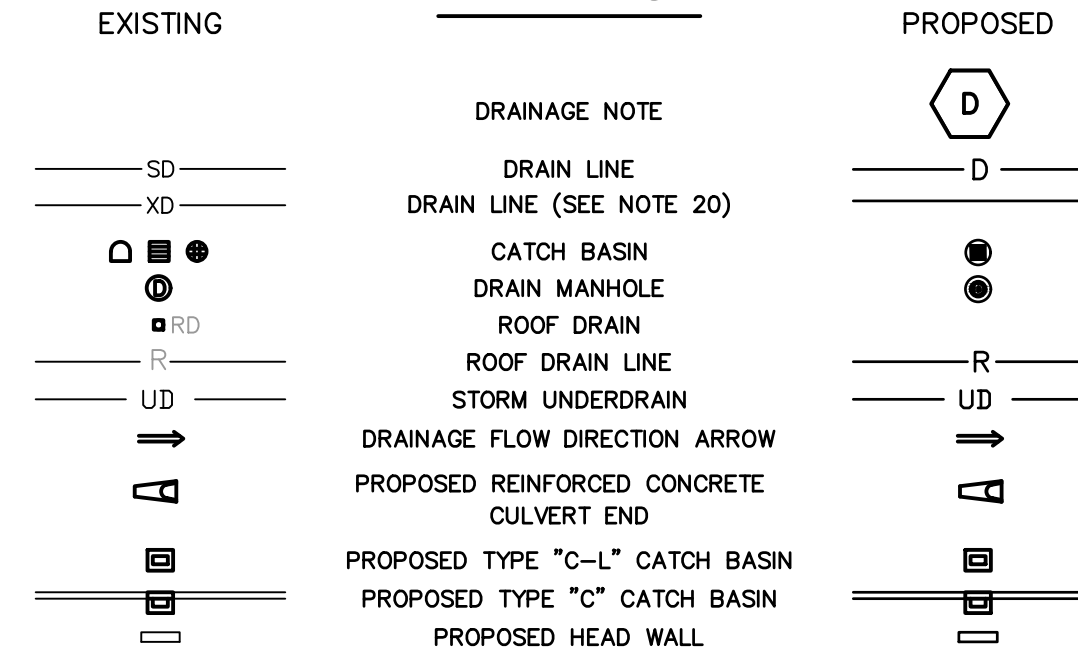
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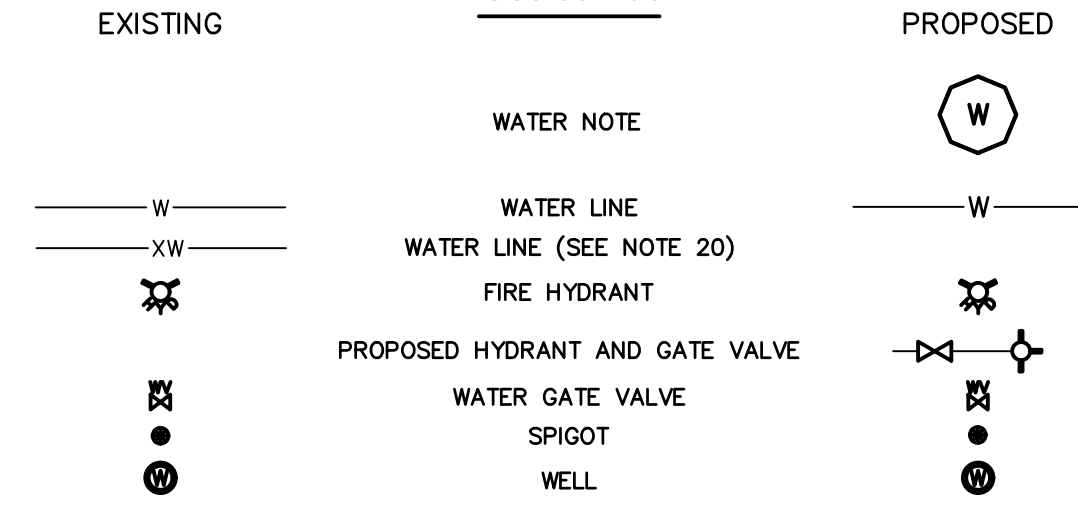
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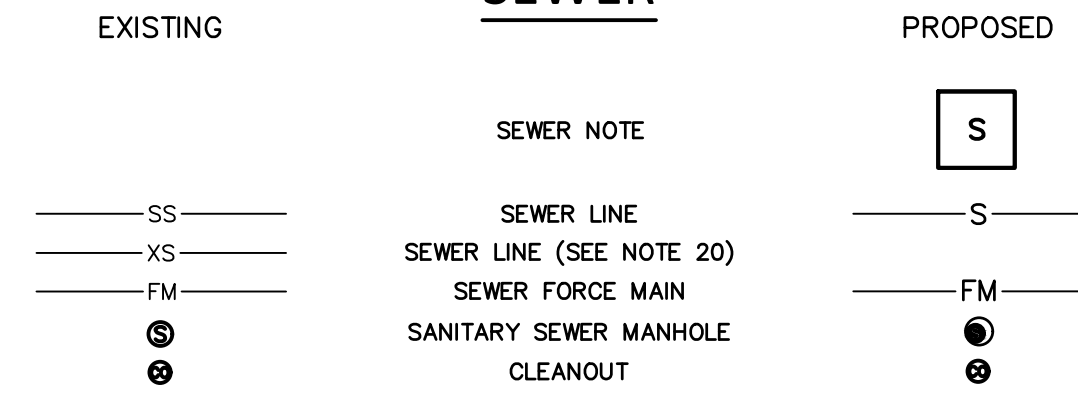
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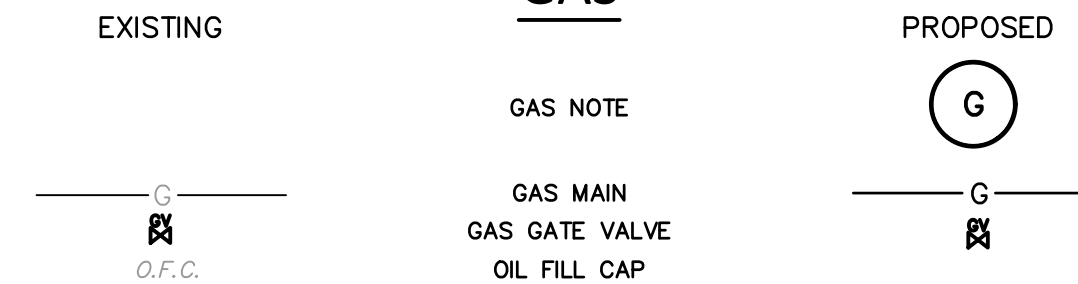
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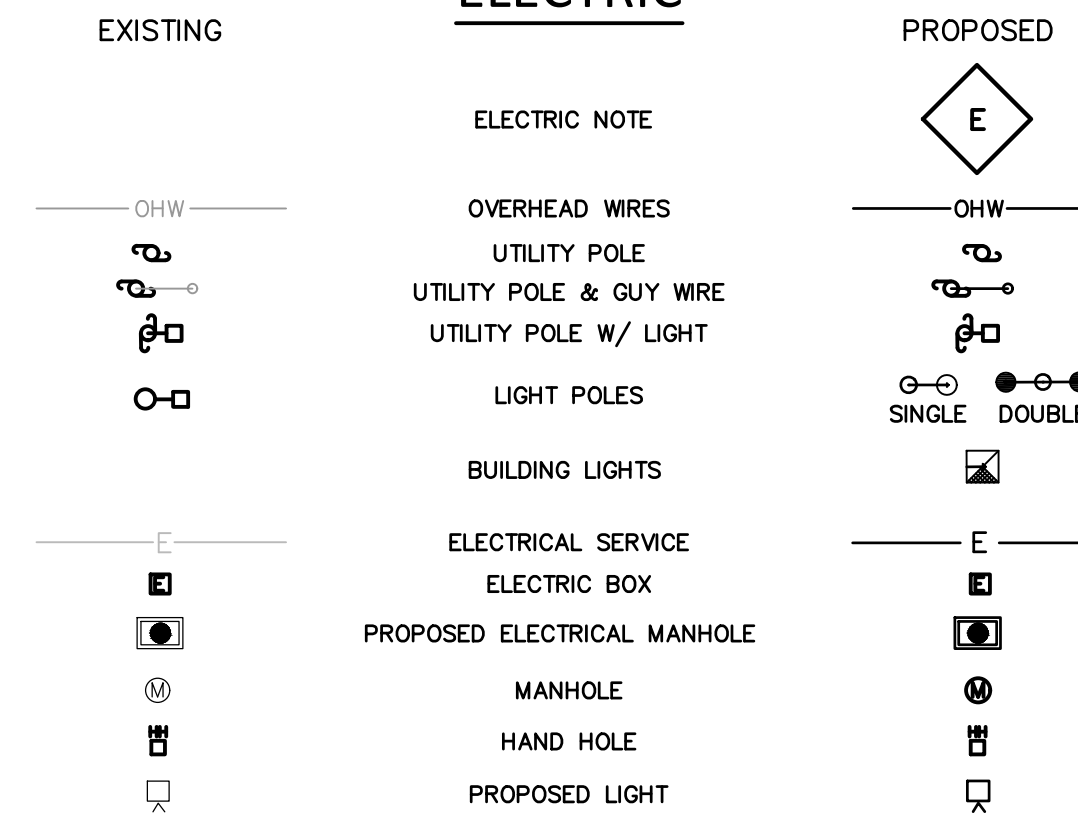
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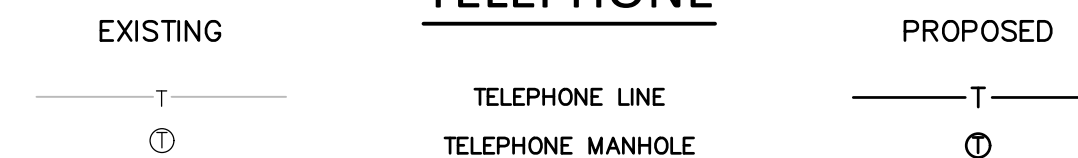
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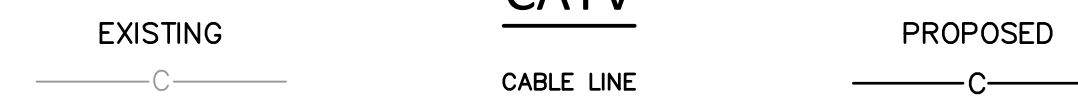
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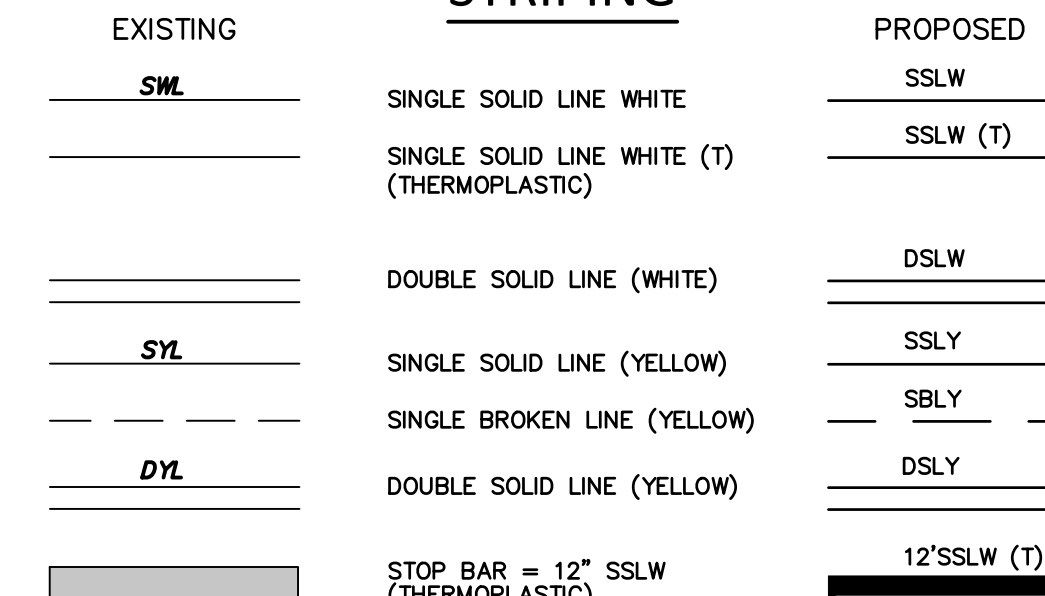
TELEPHONE



CATV



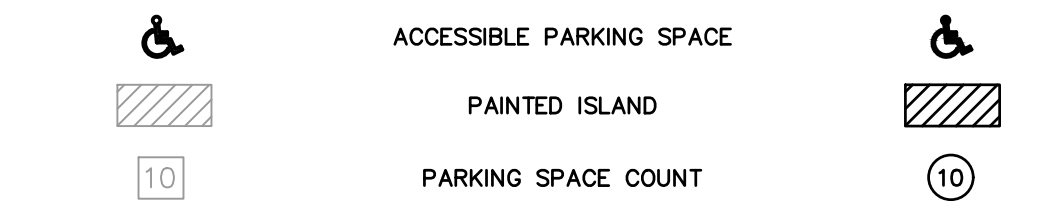
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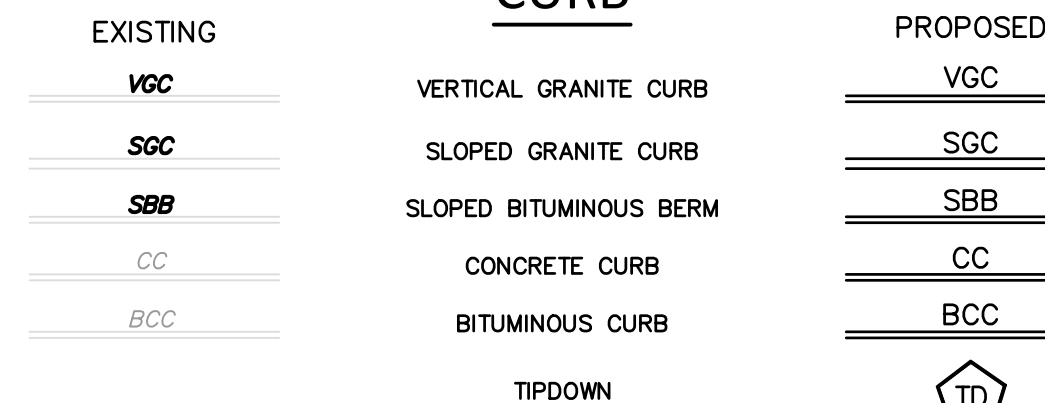
GENERAL PAVEMENT MARKING NOTE:
 PLACEMENT AND COLOR OF PAVEMENT MARKING LINES, SYMBOLS AND WORDS SHALL CONFORM TO THE (MUTCD) SECTION 632 OF NHDOT STANDARD SPECIFICATION BOOK, CONTRACT SUPPLEMENTAL SPECIFICATIONS, THE STATE OF NEW HAMPSHIRE PAVEMENT MARKING STANDARD DETAIL SHEETS, AND STANDARD PLAN SHEETS.

RETROREFLECTIVE PAINT PAVEMENT MARKING KEY:
 THE FOLLOWING PAVEMENT MARKINGS SHALL BE RETROREFLECTIVE THERMOPLASTIC UNLESS OTHERWISE NOTIFIED BY THE STATE STANDARD SYMBOLS AND WORDS

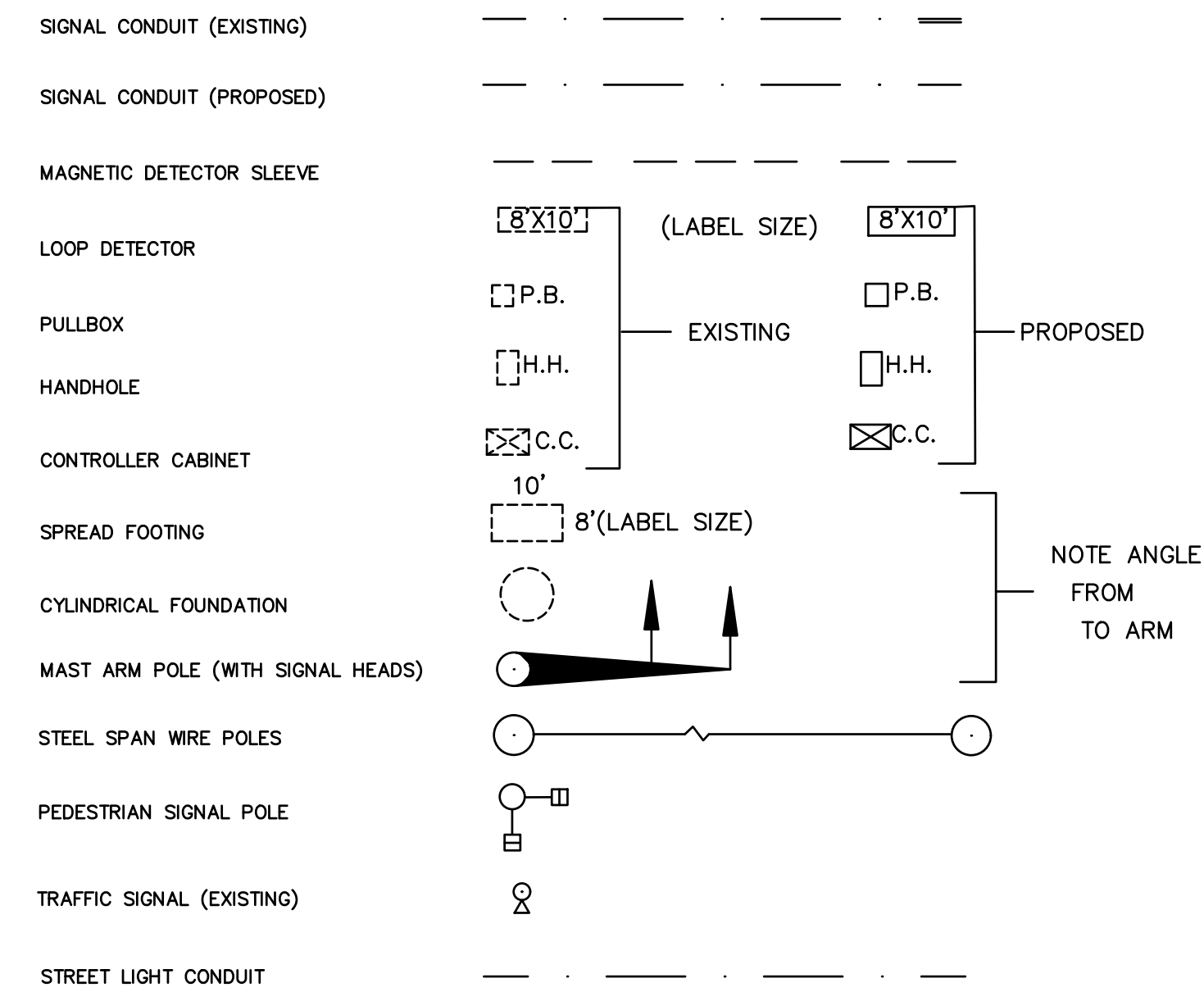
f - WORDS ONLY - WORDS
 (A) = STOP BARS = 12" SSL (WHITE)(T)



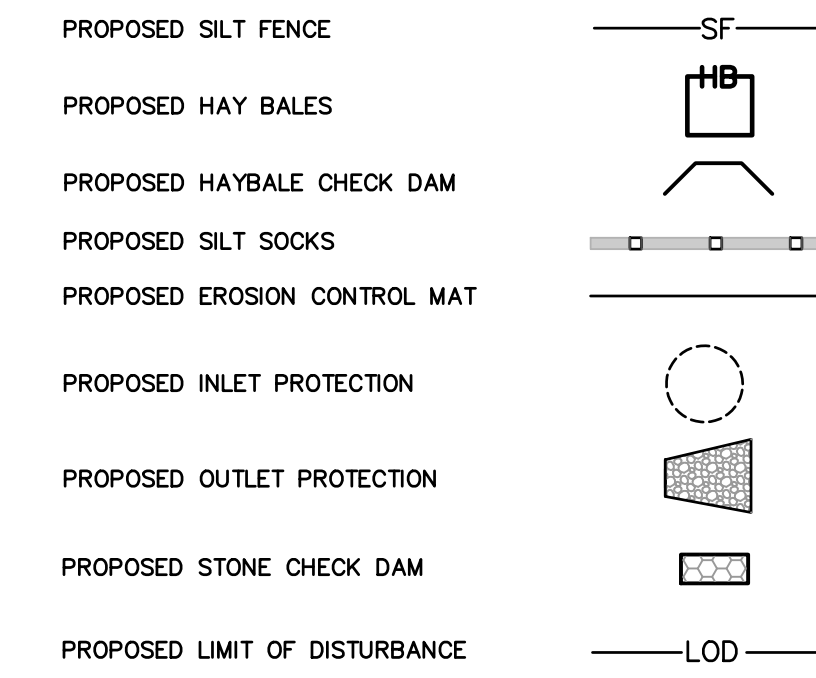
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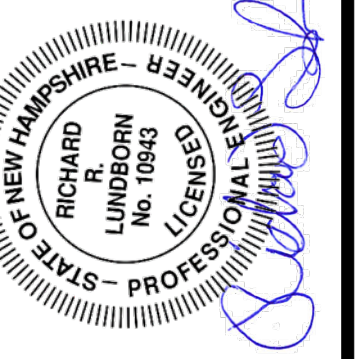
TRAFFIC UTILITIES



EROSION CONTROL



| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
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| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |



| | | |
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| SCALE: | HORIZ.: | VERT.: |
| DATUM: | HORIZ.: | VERT.: |
| | HORIZ.: | VERT.: |

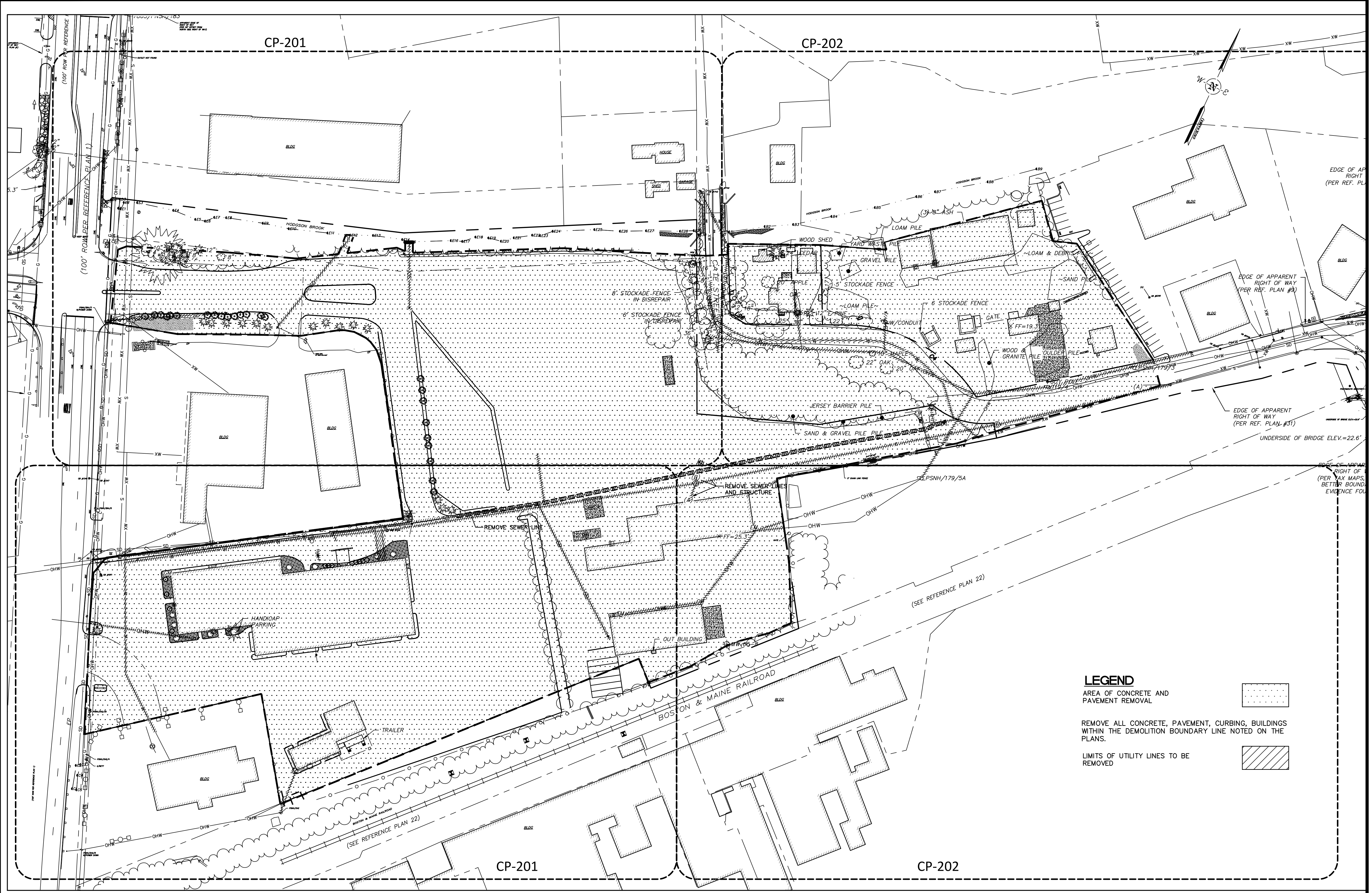
FUSS & O'NEILL
 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 www.fandoo.com

CATE STREET DEVELOPMENT, LLC
LEGEND
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

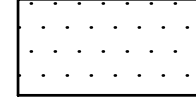
PROJ. No.: 20180317.A10
 DATE: 08/19/2019

CN-002

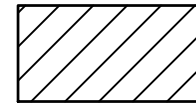
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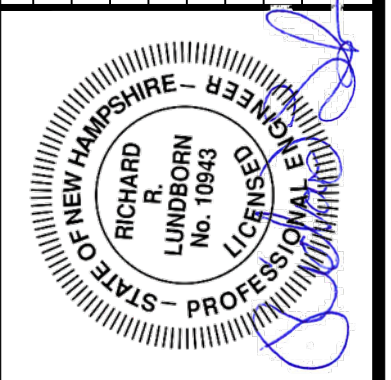
LEGEND

AREA OF CONCRETE AND PAVEMENT REMOVAL 

REMOVE ALL CONCRETE, PAVEMENT, CURBING, BUILDINGS WITHIN THE DEMOLITION BOUNDARY LINE NOTED ON THE PLANS.

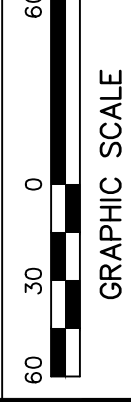
LIMITS OF UTILITY LINES TO BE REMOVED 

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
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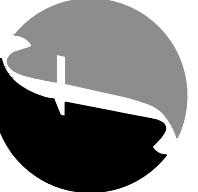
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DATUM: HORIZ.: NAD83
VERT.: NGVD29



GRAPHIC SCALE

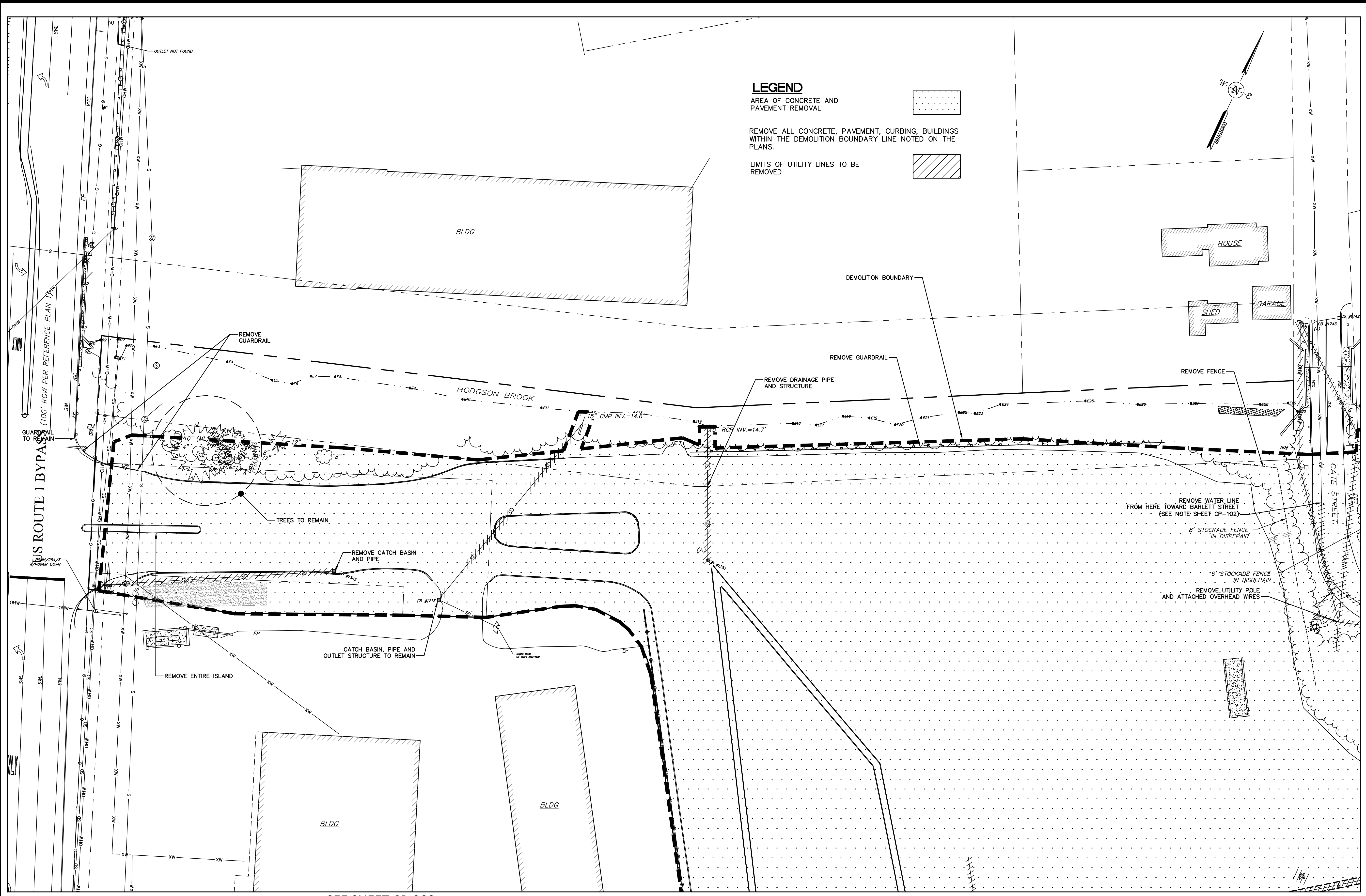
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 KENNEBUNK, MAINE 04043
 207.563.6609
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CATE STREET DEVELOPMENT, LLC
OVERALL SITE PREPARATION PLAN
 CATE STREET/WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

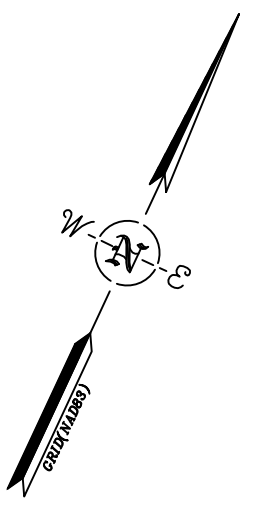
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 DATE: 08/19/2019

CP-200



LEGEND

- AREA OF CONCRETE AND PAVEMENT REMOVAL
- REMOVE ALL CONCRETE, PAVEMENT, CURBING, BUILDINGS WITHIN THE DEMOLITION BOUNDARY LINE NOTED ON THE PLANS.
- LIMITS OF UTILITY LINES TO BE REMOVED

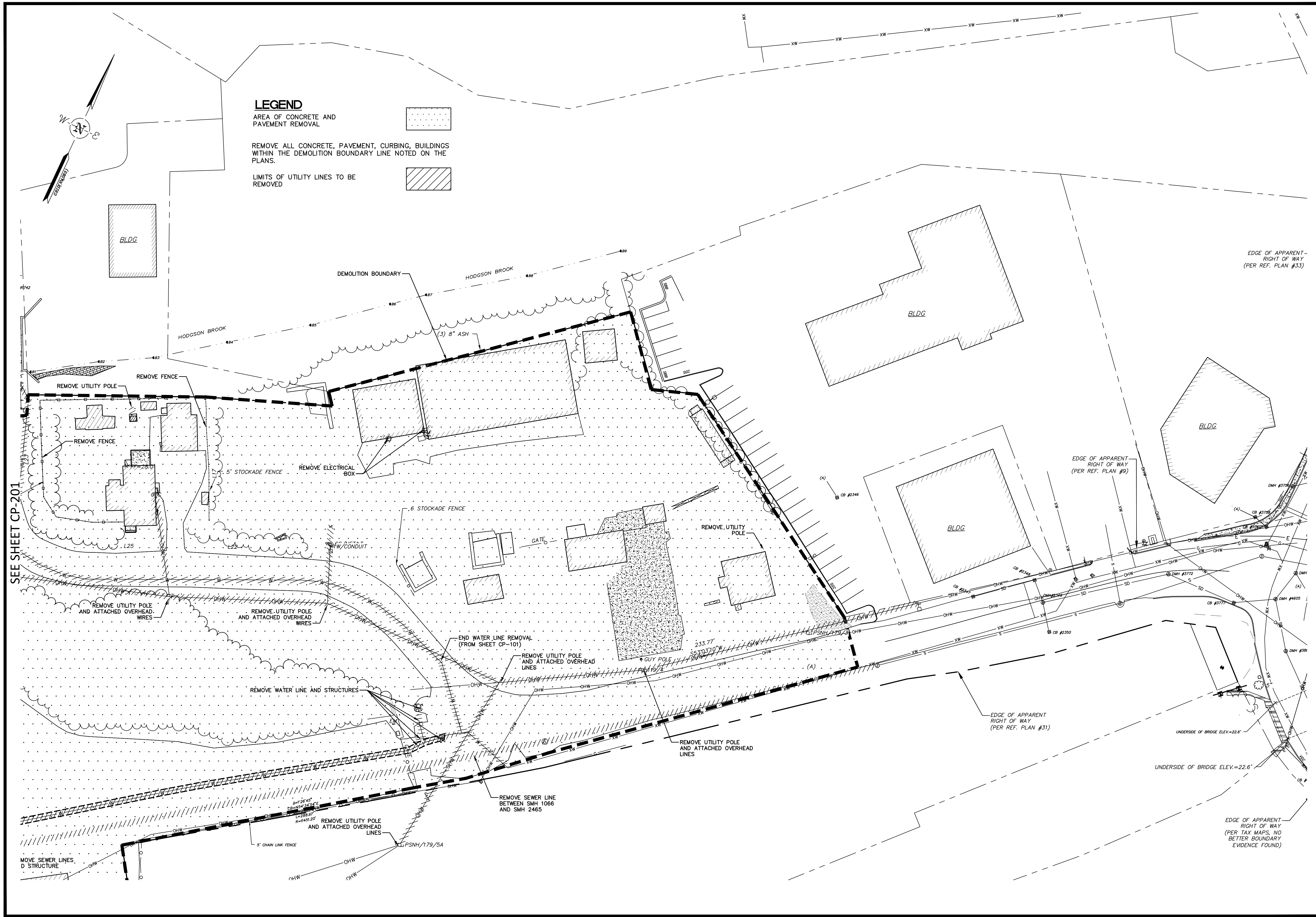


SEE SHEET CP-202

SEE SHEET CP-203

| <p>FUSS & O'NEILL UPPER SQUARE BUSINESS CENTER 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 www.fussdo.com</p> | <p>CATE STREET DEVELOPMENT, LLC SITE PREPARATION PLAN CATE STREET PORTSMOUTH NEW HAMPSHIRE</p> | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---------------|-------------------|-------------|-------------------|----|-----------|---------------|---------|----|-----------|---------------|---------|----|-----------|---------------|---------|----|-----------|---------------|---------|----|-----------|---------------|---------|
| <p>SCALE: HORIZ.: 1"=30' VERT.: 1"=30' DATUM: NAD83 VERT.: NGVD29 GRAPHIC SCALE</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DESIGNER REVIEWER</th> </tr> </thead> <tbody> <tr> <td>5.</td> <td>8/19/2019</td> <td>TAC SUBMITTAL</td> <td>JVA/DAD</td> </tr> <tr> <td>4.</td> <td>7/24/2019</td> <td>TAC SUBMITTAL</td> <td>JVA/DAD</td> </tr> <tr> <td>3.</td> <td>6/20/2019</td> <td>TAC SUBMITTAL</td> <td>JVA/DAD</td> </tr> <tr> <td>2.</td> <td>5/20/2019</td> <td>TAC SUBMITTAL</td> <td>JVA/DAD</td> </tr> <tr> <td>1.</td> <td>3/18/2019</td> <td>TAC SUBMITTAL</td> <td>JVA/DAD</td> </tr> </tbody> </table> | | No. | DATE | DESCRIPTION | DESIGNER REVIEWER | 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD | 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD | 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD | 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD | 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |
| No. | DATE | DESCRIPTION | DESIGNER REVIEWER | | | | | | | | | | | | | | | | | | | | | | |
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| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD | | | | | | | | | | | | | | | | | | | | | | |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD | | | | | | | | | | | | | | | | | | | | | | |
| <p>PROJ. No.: 20180317.A10 DATE: 08/19/2019</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
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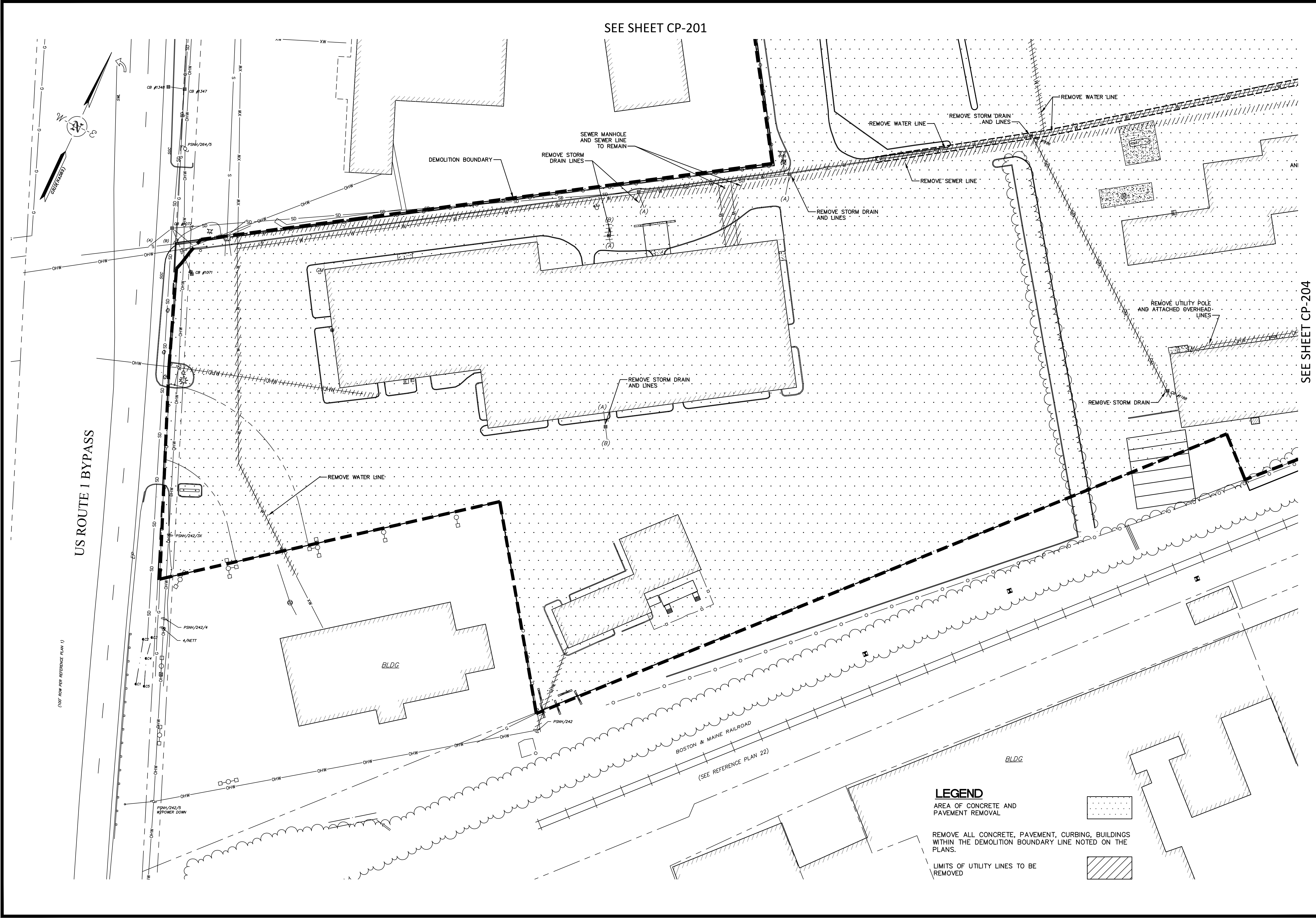
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SEE SHEET CP-201

LEGEND
 AREA OF CONCRETE AND PAVEMENT REMOVAL [Dotted pattern]
 REMOVE ALL CONCRETE, PAVEMENT, CURBING, BUILDINGS WITHIN THE DEMOLITION BOUNDARY LINE NOTED ON THE PLANS.
 LIMITS OF UTILITY LINES TO BE REMOVED [Hatched pattern]

| <p>FUSS & O'NEILL UPPER SQUARE BUSINESS CENTER 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 www.fandoo.com</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---------------|-------------------|-------------------|----|-----------|---------------|-----|----|-----------|---------------|-----|----|-----------|---------------|-----|----|-----------|---------------|-----|----|-----------|---------------|-----|--|
| <p>CATE STREET DEVELOPMENT, LLC SITE PREPARATION PLAN CATE STREET PORTSMOUTH NEW HAMPSHIRE</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PROJ. No.: 20180317.A10 DATE: 08/19/2019</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>CP-202</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>SCALE: HORIZ.: 1"=30' VERT.: 1"=30'</p> | <p>DATUM: HORIZ.: NAD83 VERT.: NGVD29</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>GRAPHIC SCALE 0 15 30</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>REGISTERED PROFESSIONAL ENGINEER RICHARD LUNDBORN No. 10843 LICENSED IN THE STATE OF NEW HAMPSHIRE</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DESIGNER/REVIEWER</th> </tr> <tr> <td>5.</td> <td>8/19/2019</td> <td>TAC SUBMITTAL</td> <td>RRL</td> </tr> <tr> <td>4.</td> <td>7/24/2019</td> <td>TAC SUBMITTAL</td> <td>RRL</td> </tr> <tr> <td>3.</td> <td>6/20/2019</td> <td>TAC SUBMITTAL</td> <td>RRL</td> </tr> <tr> <td>2.</td> <td>5/20/2019</td> <td>TAC SUBMITTAL</td> <td>RRL</td> </tr> <tr> <td>1.</td> <td>3/18/2019</td> <td>TAC SUBMITTAL</td> <td>RRL</td> </tr> </table> | No. | DATE | DESCRIPTION | DESIGNER/REVIEWER | 5. | 8/19/2019 | TAC SUBMITTAL | RRL | 4. | 7/24/2019 | TAC SUBMITTAL | RRL | 3. | 6/20/2019 | TAC SUBMITTAL | RRL | 2. | 5/20/2019 | TAC SUBMITTAL | RRL | 1. | 3/18/2019 | TAC SUBMITTAL | RRL | <p>EDGE OF APPARENT RIGHT OF WAY (PER REF. PLAN #33)</p> <p>EDGE OF APPARENT RIGHT OF WAY (PER REF. PLAN #9)</p> <p>EDGE OF APPARENT RIGHT OF WAY (PER REF. PLAN #31)</p> <p>UNDERSIDE OF BRIDGE ELEV.=22.6'</p> <p>UNDERSIDE OF BRIDGE ELEV.=22.6'</p> <p>EDGE OF APPARENT RIGHT OF WAY (PER TAX MAPS, NO BETTER BOUNDARY EVIDENCE FOUND)</p> |
| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER | | | | | | | | | | | | | | | | | | | | | | |
| 5. | 8/19/2019 | TAC SUBMITTAL | RRL | | | | | | | | | | | | | | | | | | | | | | |
| 4. | 7/24/2019 | TAC SUBMITTAL | RRL | | | | | | | | | | | | | | | | | | | | | | |
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| 2. | 5/20/2019 | TAC SUBMITTAL | RRL | | | | | | | | | | | | | | | | | | | | | | |
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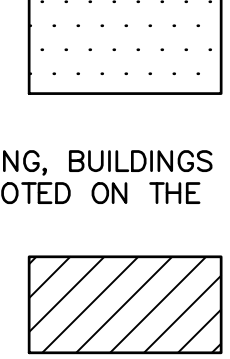


SEE SHEET CP-201

SEE SHEET CP-204

LEGEND

- AREA OF CONCRETE AND PAVEMENT REMOVAL
- REMOVE ALL CONCRETE, PAVEMENT, CURBING, BUILDINGS WITHIN THE DEMOLITION BOUNDARY LINE NOTED ON THE PLANS.
- LIMITS OF UTILITY LINES TO BE REMOVED



CATE STREET DEVELOPMENT, LLC
 SITE PREPARATION PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

FUSS & O'NEILL
 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.6669
 www.fandoo.com

PROJ. No.: 20180317.A10
 DATE: 08/19/2019

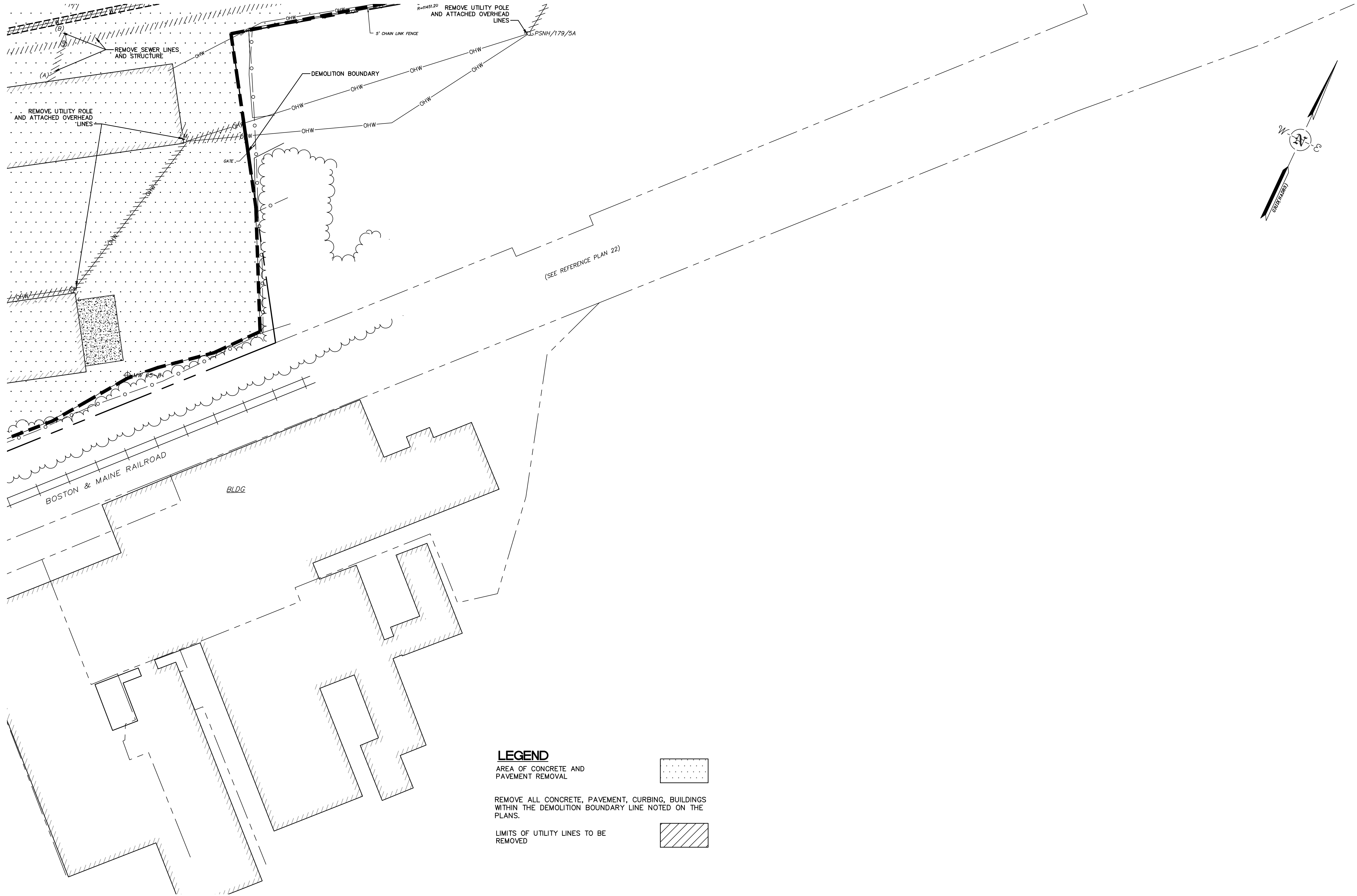
CP-203

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
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| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |

SCALE: HORIZ.: 1"=30'
 VERT.: 1"=30'
 DATUM: HORIZ.: NAD83
 VERT.: NGVD29
 GRAPHIC SCALE

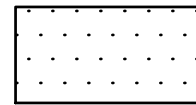
SEE SHEET CP203

SEE SHEET CP-202



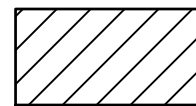
LEGEND

AREA OF CONCRETE AND PAVEMENT REMOVAL

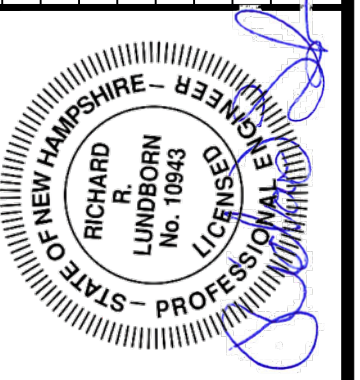


REMOVE ALL CONCRETE, PAVEMENT, CURBING, BUILDINGS WITHIN THE DEMOLITION BOUNDARY LINE NOTED ON THE PLANS.

LIMITS OF UTILITY LINES TO BE REMOVED



| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD RRL |



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|---------------|----------------|
| SCALE: | HORIZ.: 1"=30' |
| | VERT.: 1"=30' |
| DATUM: | HORIZ.: NAD83 |
| | VERT.: NGVD29 |
| | |
| GRAPHIC SCALE | |

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CATE STREET DEVELOPMENT, LLC
 SITE PREPARATION PLAN
 CATE STREET/WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CP-204

SITE NOTES:

1. TOTAL PARCEL AREA:
 TAX MAP 163, LOT 33-12,230 SF (0.28 AC.)
 TAX MAP 163, LOT 34-64,109 SF (1.47 AC.)
 COMBINED AREA-451,572 SF (10.37 AC.)
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2

OWNER OF RECORD:
 CATE STREET DEVELOPMENT, LLC
 60 K STREET
 BOSTON, MA 02127
 RCRD BOOK5929, PAGE 109

2. ZONES: G-1-GATEWAY NEIGHBORHOOD MIXED USE

3. DIMENSIONAL REQUIREMENTS, DEVELOPMENT SITE STANDARDS:

| | REQUIRED | PROPOSED |
|------------------------|--|-------------------------|
| MIN. DEVELOPMENT AREA | 20,000 sq. ft. | 579,856 SF |
| MIN. SITE WIDTH | 100 ft. | VARIES > 100 ft. |
| MIN. LOT DEPTH | 100 ft. | VARIES > 100 ft. |
| MIN. PERIMETER BUFFER | 75 ft. FROM RES. DIST., MIXED RES. OR CD4-L1 DIST. | N/A |
| MAX. DEV. BLOCK | 800 ft. LENGTH, 2,200 LINEAR ft. | 610 ft. |
| MIN. FRONTAGE | 50 ft. | 227 ft. |
| MAX. BUILDING HEIGHT | 45 ft. | 45 ft. |
| 25-FT STEP BACK | | |
| MAX. BUILDING COVERAGE | 70 % | 18.6 % |
| MIN. OPEN SPACE | 20 % | 41 % |
| COMMUNITY SPACE | ALL TYPES | SEE NOTE #6 |
| WETLAND SETBACKS | 100 ft. | 104 ft. |
| IMPERVIOUS COVER | | 390,471 sq. ft. (67.3%) |

ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF PORTSMOUTH ZONING ORDINANCE DATED MARCH 4, 2019 AS AVAILABLE ON THE CITY WEBSITE. ADDITIONAL REGULATIONS APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.

4. PARKING CALCULATIONS PER 10.1112.30:

| COMMERCIAL BUILDING | AREA | REQUIREMENT | REQUIRED | PROVIDED |
|---------------------|----------|-------------|----------|----------|
| EATING AND DRINKING | 13,600SF | 1/100 SF | 136 | --- |
| RETAIL | 5800SF | 1/300 SF | 20 | --- |
| OFFICE | 15900SF | 1/350 SF | 46 | --- |
| SUB-TOTAL | | | 202 | 170 |

| RESIDENTIAL A AND B: | UNITS | REQUIREMENT | REQUIRED | PROVIDED |
|-----------------------|-------|-----------------|----------|----------|
| UNITS <500 SQ. FT. | 71 | 0.5 SPACE/UNIT | 36 | --- |
| UNITS 500-750 SQ. FT. | 107 | 1 SPACE/UNIT | 107 | --- |
| UNITS >750 SQ. FT. | 72 | 1.3/UNIT | 94 | --- |
| VISITOR | 250 | 1 SPACE/5 UNITS | 50 | --- |
| SUB-TOTAL | | | 287 | 292 |

| TOWNHOMES: | UNITS | REQUIREMENT | REQUIRED | PROVIDED |
|--------------------|-------|-------------|----------|----------|
| UNITS >750 SQ. FT. | 23 | 1.3/UNIT | 30 | 46 |
| VISITOR | 23 | 1/5 UNITS | 5 | 5 |
| SUB-TOTAL | | | 35 | 51 |

(EACH TOWNHOME HAS A 2 CAR GARAGE)

5. SHARED PARKING CALCULATIONS: COLUMN C WEEKDAY EVENINGS PER 10.1112.60:

| COMMERCIAL BUILDING | REQUIRED | SHARED % | SHARED REQUIRED | PROVIDED |
|-------------------------|--------------|----------|-----------------|----------|
| EATING AND DRINKING | 136 | 100% | 136 | --- |
| RETAIL | 20 | 90% | 18 | --- |
| OFFICE | 46 | 20% | 10 | --- |
| SUB-TOTAL | 164 | | 164 | 170 |
| BICYCLE PARKING | 1/10 PARKING | | 17 | 17 |
| HANDICAP ACCESSIBLE = 6 | | | | |

| RESIDENTIAL A AND B: | REQUIRED | SHARED % | SHARED REQUIRED | PROVIDED |
|-----------------------|----------|-----------------|-----------------|----------|
| UNITS <500 SQ. FT. | 71 | 0.5 SPACE/UNIT | 36 | --- |
| UNITS 500-750 SQ. FT. | 107 | 1 SPACE/UNIT | 107 | --- |
| UNITS >750 SQ. FT. | 72 | 1.3/UNIT | 94 | --- |
| VISITOR | 250 | 1 SPACE/5 UNITS | 50 | --- |
| SUB-TOTAL | 287 | | 287 | 292 |

BICYCLE PARKING IS INTERNAL
 HANDICAP ACCESSIBLE = 8

| TOWNHOMES: | REQUIRED | SHARED % | SHARED REQUIRED | PROVIDED |
|--------------------|----------|----------|-----------------|----------|
| UNITS >750 SQ. FT. | 36 | 100% | 30 | 46 |
| VISITOR | 5 | 100% | 5 | 5 |
| SUB-TOTAL | 35 | | 35 | 51 |

BICYCLE PARKING IS INTERNAL

DEVELOPMENT SITE TOTAL: REQUIRED 524 PROVIDED 529

6. COMMUNITY SPACE CALCULATION:

| TOTAL DEVELOPMENT SITE | REQUIRED | PROVIDED |
|--------------------------|-----------------|------------------|
| GREENWAY | --- | 579,819 SF (10%) |
| PARK/COMMON | --- | 10,480 SF (2%) |
| POCKET PARK | --- | 2,648 SF (1%) |
| WIDE PEDESTRIAN SIDEWALK | --- | 20,234 SF (3%) |
| TOTAL | 57,982 SF (10%) | 91,448 SF (16%) |

7. PUBLIC REALM IMPROVEMENTS ARE BEING PROVIDED AS A PART OF THIS PROJECT. A CONNECTOR ROAD CONNECTING ROUTE 1 BYPASS TO BARTLETT STREET AND THE WEST END OF PORTSMOUTH, AS WELL AS A BICYCLE/MULTI-USE TRAIL ALONG HODGSON BROOK ARE BOTH BEING PROVIDED. PUBLIC REALM SPACE CANNOT COUNT TOWARD COMMUNITY SPACE. AS SUCH THE AREA OF THE LAND OCCUPIED BY THE MULTI-USE TRAIL TO THE SIDEWALK ON THE SOUTH SIDE OF THE CONNECTOR ROAD IS EXCLUDED FROM THE CALCULATION IN NOTE #6 COMMUNITY SPACE CALCULATIONS.

| PUBLIC REAL SPACE: | REQUIRED | PROVIDED |
|------------------------|----------|-----------------|
| TOTAL DEVELOPMENT SITE | --- | 579,819 SF |
| PUBLIC REALM | OPTIONAL | 81,879 SF (14%) |

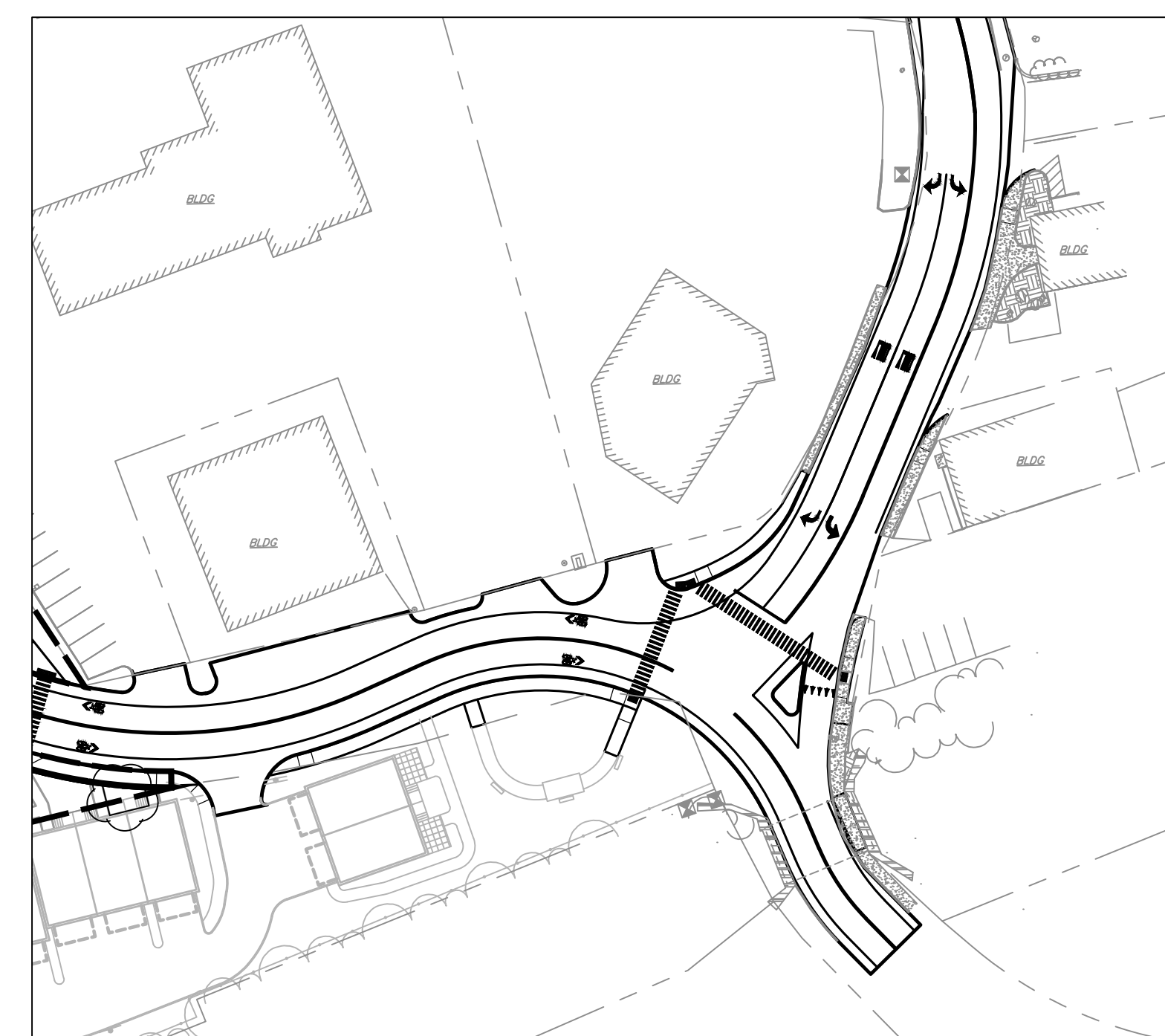
8. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE, THE PROPERTY OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE CITY.

9. ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REGULATIONS.

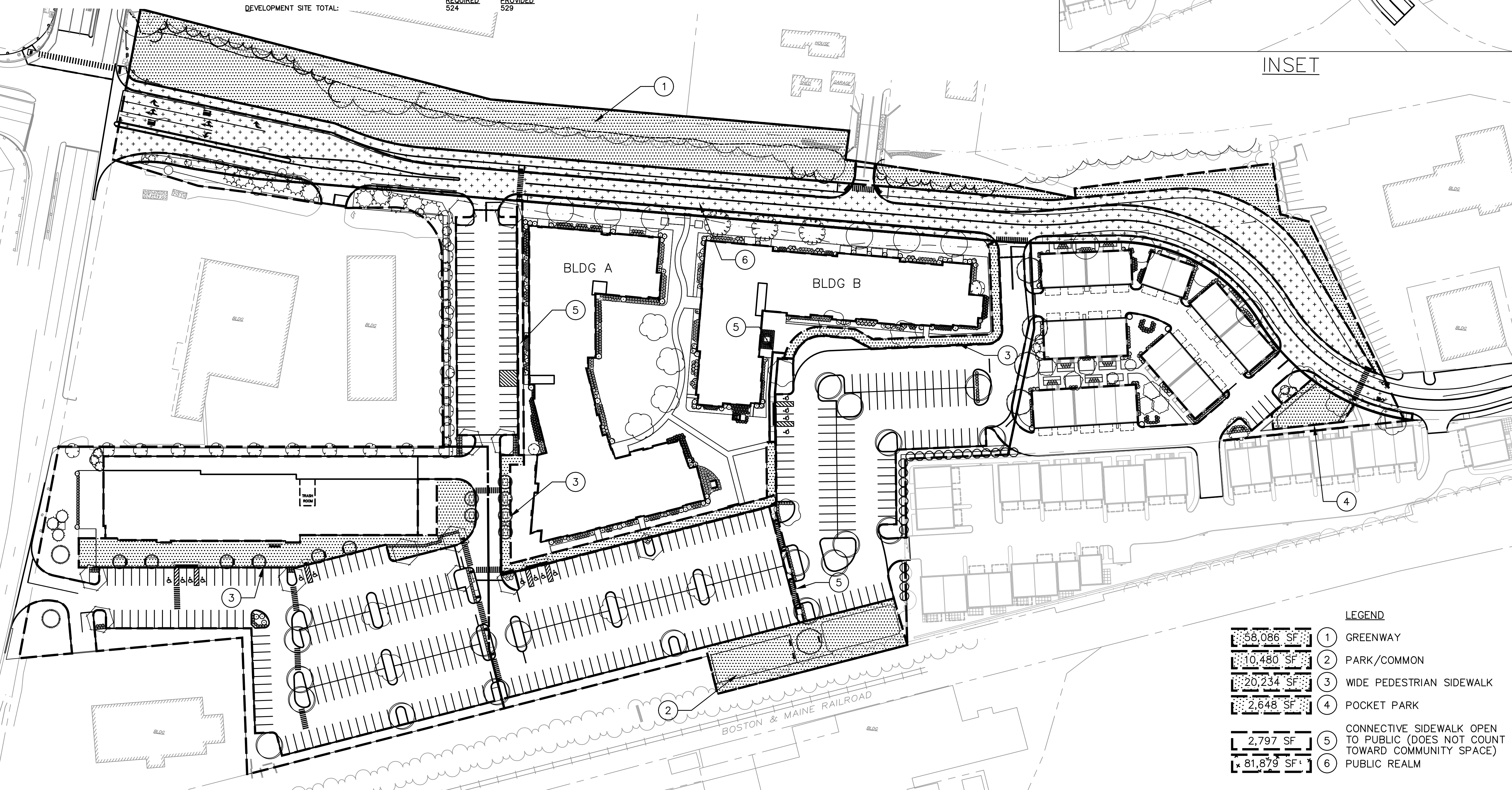
10. THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

11. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

12. SNOW SHALL BE STORED ON SITE IN DESIGNATED AREAS AS SHOWN ON CS-201 THRU CS-202. WHEN ON SITE STORAGE AREAS ARE EXCEEDED, SNOW SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.



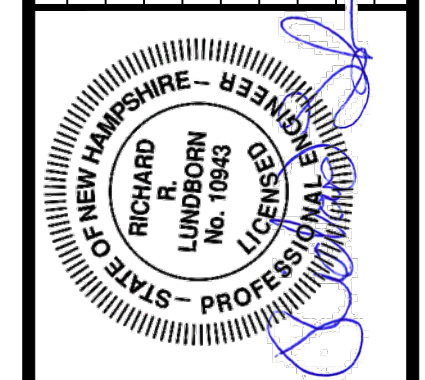
INSET



LEGEND

| | |
|-----------|--|
| 58,086 SF | 1 GREENWAY |
| 10,480 SF | 2 PARK/COMMON |
| 20,234 SF | 3 WIDE PEDESTRIAN SIDEWALK |
| 2,648 SF | 4 POCKET PARK |
| 2,797 SF | 5 CONNECTIVE SIDEWALK OPEN TO PUBLIC (DOES NOT COUNT TOWARD COMMUNITY SPACE) |
| 81,879 SF | 6 PUBLIC REALM |

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
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| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |



SCALE: HORZ.: 1"=60'
 VERT.: 1"=60'

DATUM: HORZ.: NAD83
 VERT.: NAVD88

GRAPHIC SCALE

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CATE STREET DEVELOPMENT, LLC
 DEVELOPMENT STANDARDS
 SITE PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

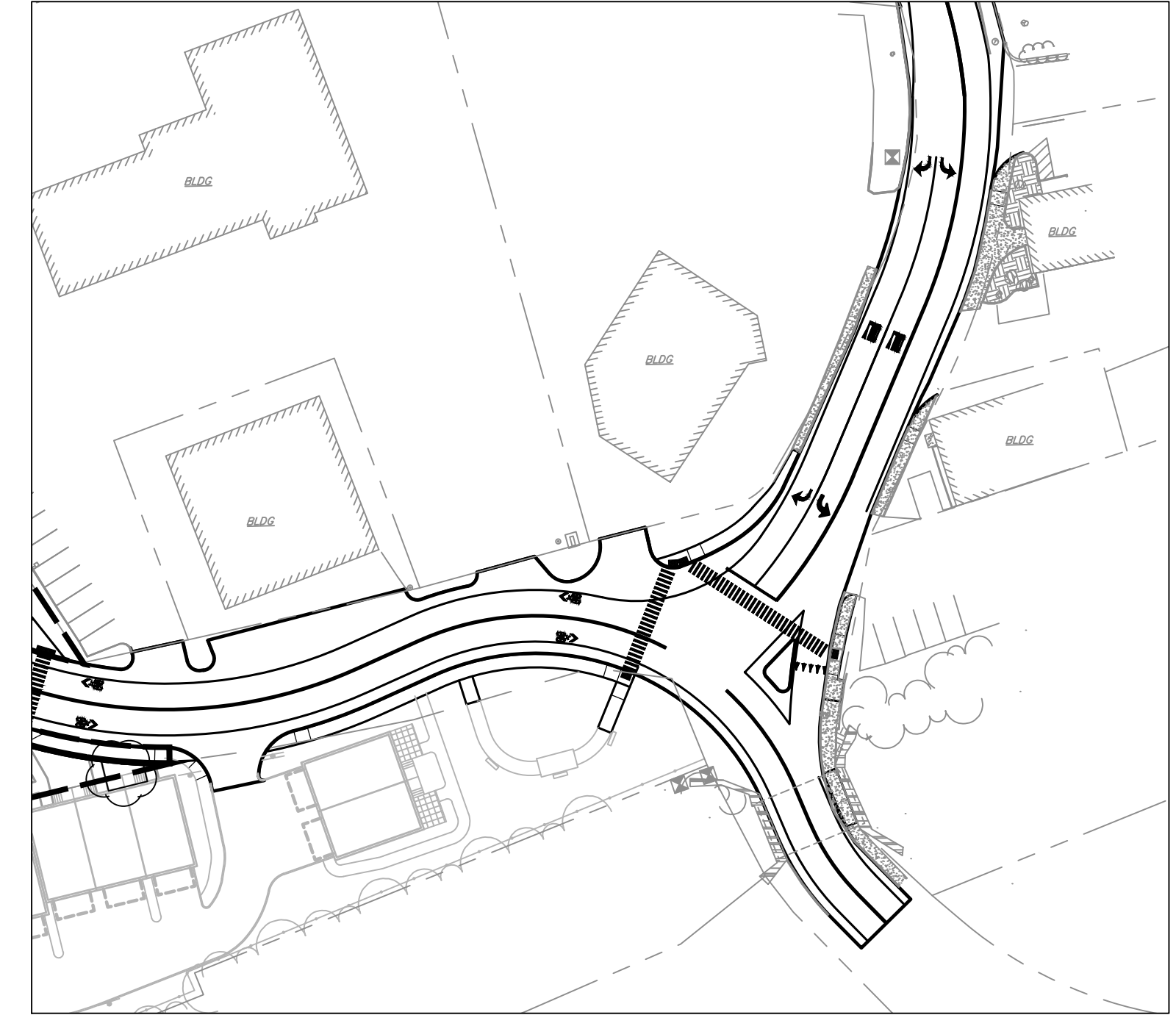
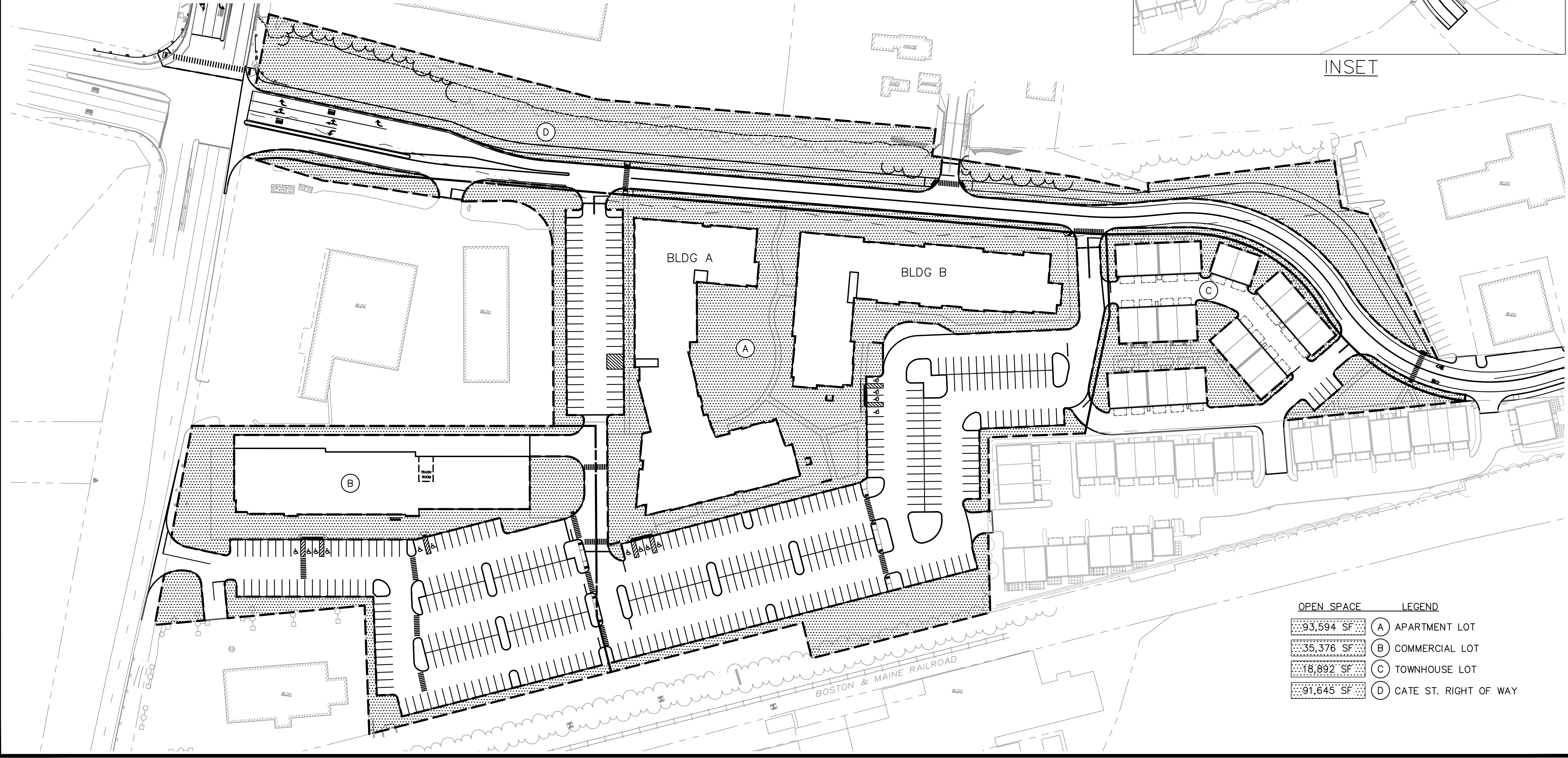
PROJ. No.: 20180317.A10
 DATE: 08/19/2019

CS-002

File Path: F:\P20180317A10\CH3\3\DWG\20180317A10_STP01 - EXHIBIT PLANS.dwg Layout: CS-003.OPEN SPACE Plotted: Mon, August 19, 2019 - 12:21 PM User: mtaivares
 MS VIEW: LAYER STATE: Plotter: DWG TO PDF.PC3 CTB File: FO.STB

OPEN SPACE CALCULATION:

| | LOT AREA | REQUIRED | PROVIDED |
|------------------------|------------|------------------|-------------------------------|
| TOTAL DEVELOPMENT SITE | | | 579,818 SF |
| APARTMENT LOT | 260,857 SF | --- | 93,594 SF (36% LOT/16% TOTAL) |
| COMMERCIAL LOT | 126,500 SF | --- | 35,376 SF (28% LOT/6% TOTAL) |
| TOWNHOUSE LOT | 56,154 SF | --- | 18,892 SF (34% LOT/4% TOTAL) |
| CATE ST ROW | --- | --- | 91,645 SF (15% OF TOTAL) |
| TOTAL | | 115,964 SF (20%) | 239,507 SF (41%) |

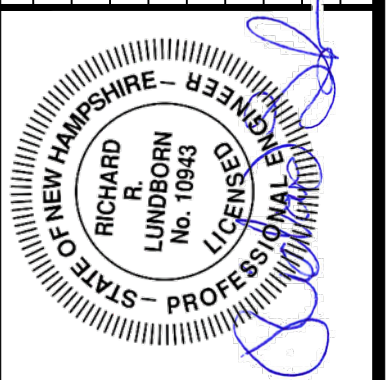


INSET

OPEN SPACE LEGEND

| | | |
|---------------------|-----------|---------------------------|
| [Hatched Pattern A] | 93,594 SF | (A) APARTMENT LOT |
| [Hatched Pattern B] | 35,376 SF | (B) COMMERCIAL LOT |
| [Hatched Pattern C] | 18,892 SF | (C) TOWNHOUSE LOT |
| [Hatched Pattern D] | 91,645 SF | (D) CATE ST. RIGHT OF WAY |

| No. | DATE | DESCRIPTION | DESIGNER REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |



SCALE:

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| HORIZ.: 1"=60' |
| VERT.: 1"=60' |
| DATUM: NAD83 |
| HORIZ.: NAVD88 |
| VERT.: NAVD88 |

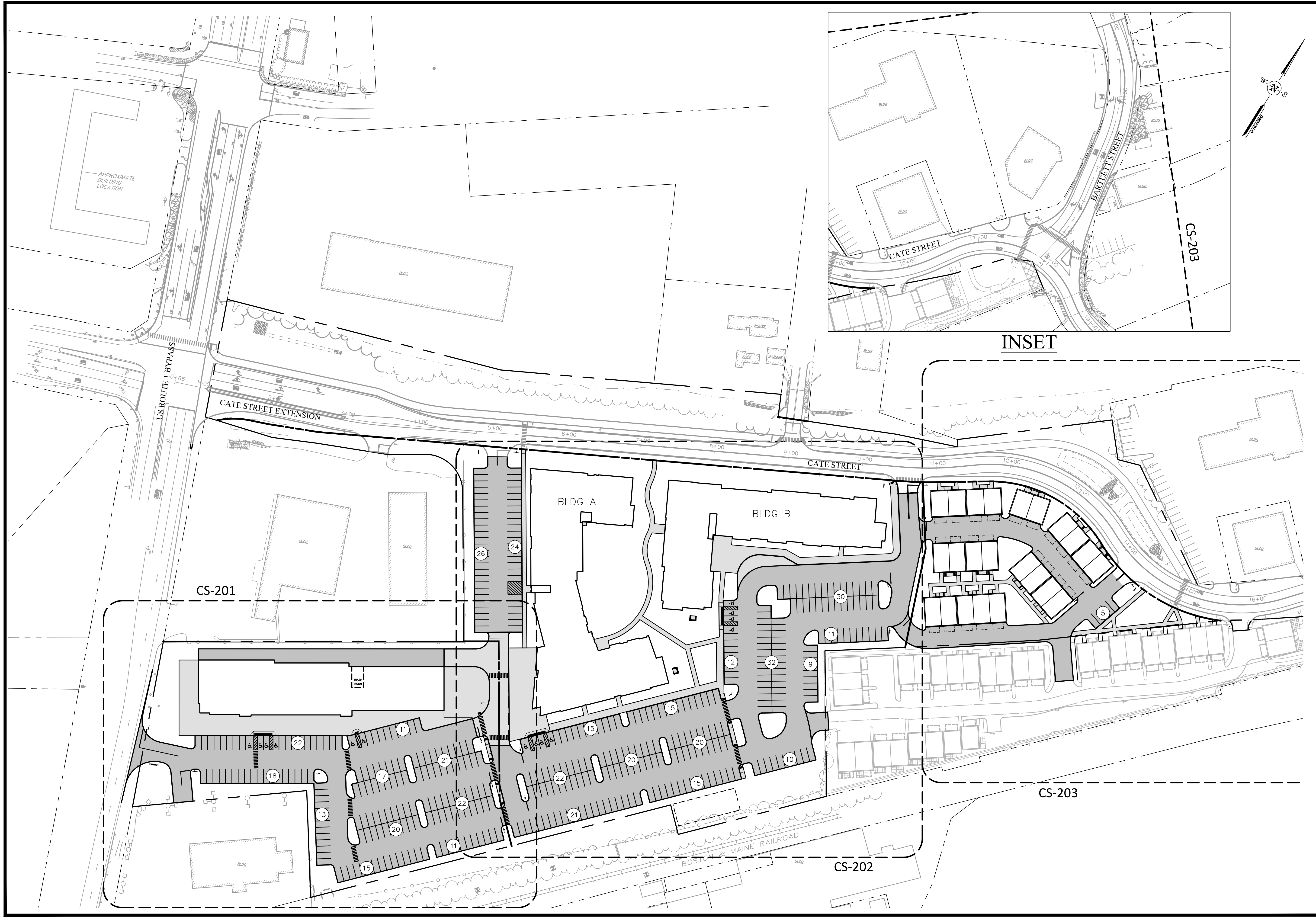
GRAPHIC SCALE: 0, 30, 60

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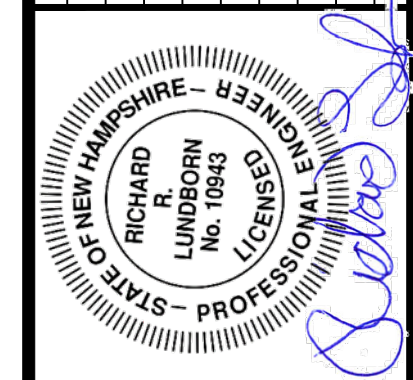
CATE STREET DEVELOPMENT, LLC
OPEN SPACE SITE PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019

CS-003



| NO. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | RRL |

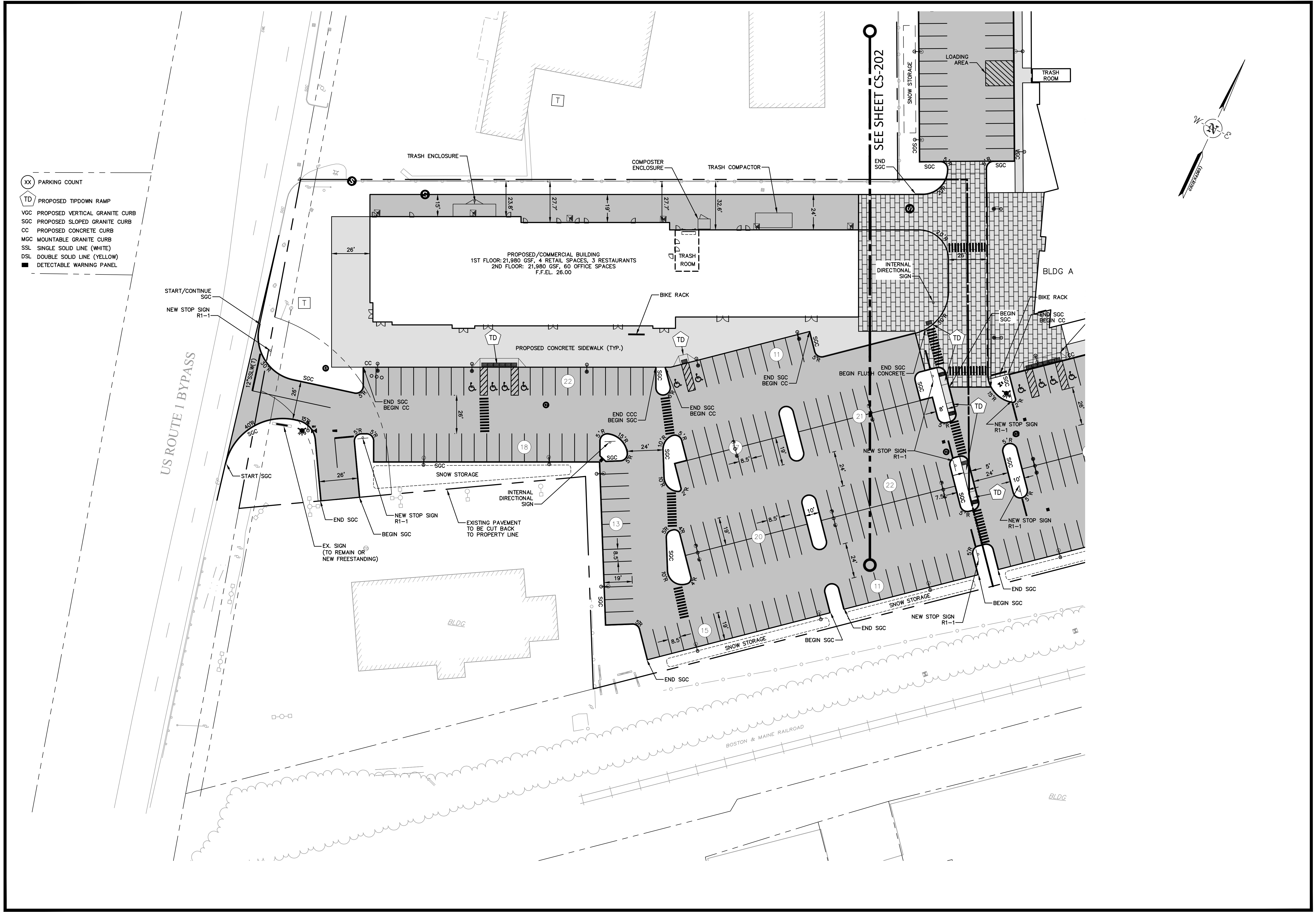


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| SCALE: | HORZ.: 1"=60' | VERT.: 1"=60' |
| DATUM: | HORIZ.: NAD83 VERT.: NAVD88 | |
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| GRAPHIC SCALE | | |

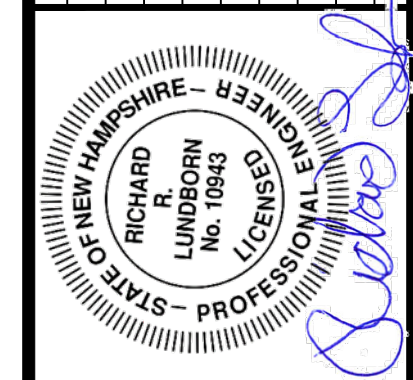
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CATE STREET DEVELOPMENT, LLC
OVERALL SITE PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CS-200



| NO. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |

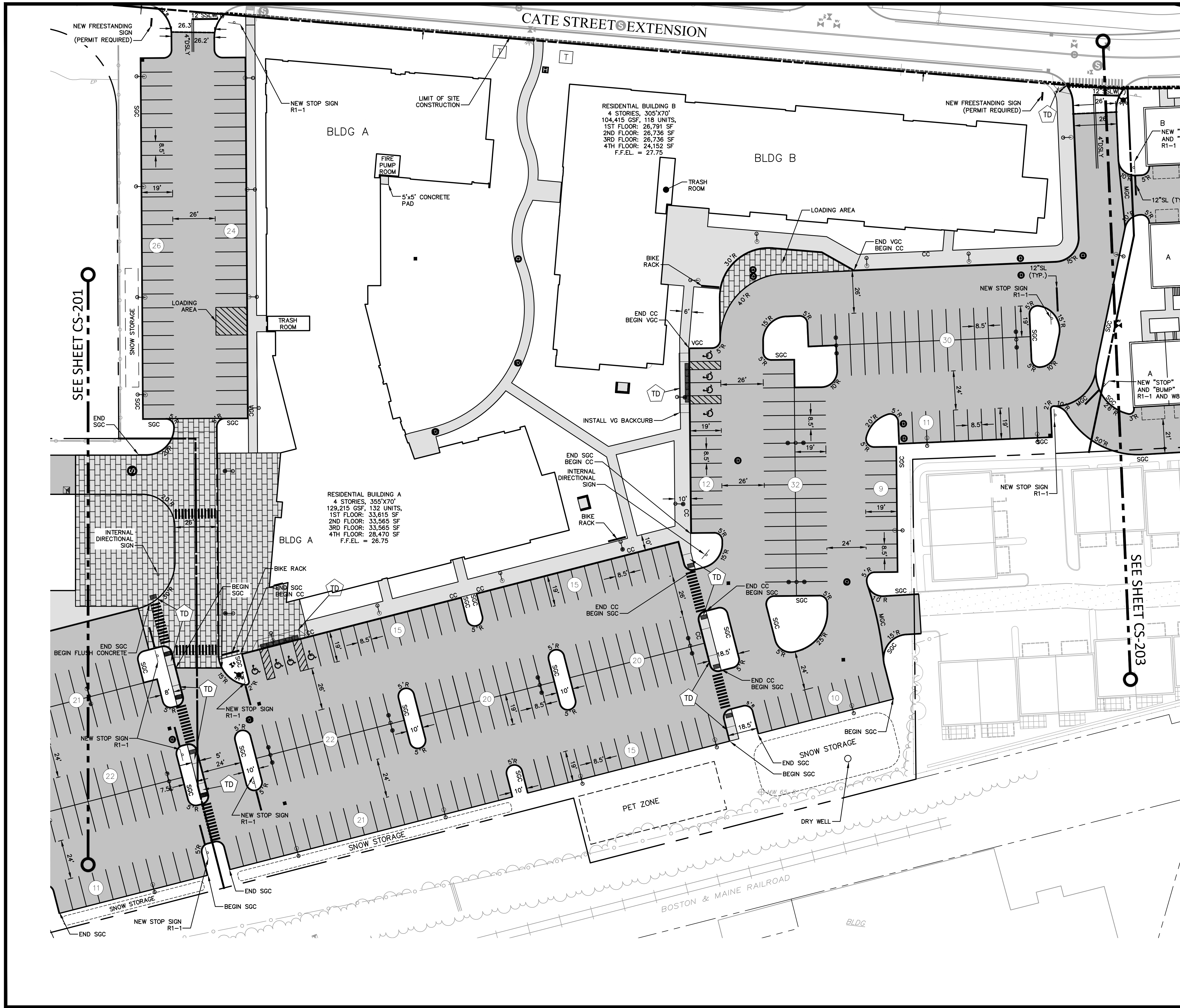


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| SCALE: | HORIZ.: 1"=30' | VERT.: 1"=30' |
| DATUM: | HORIZ.: NAD83 | VERT.: NGVD29 |
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| GRAPHIC SCALE | | |

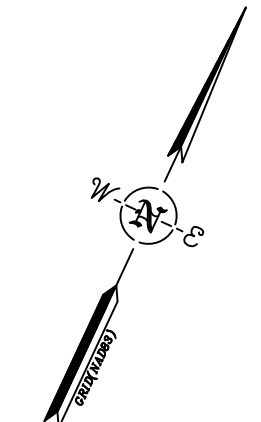
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CATE STREET DEVELOPMENT, LLC
SITE PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CS-201



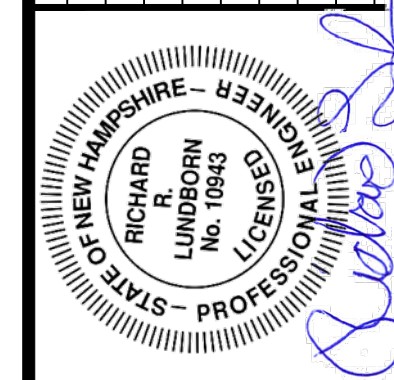
- (XX) PARKING COUNT
- (TD) PROPOSED TIPPDOWN RAMP
- VGC PROPOSED VERTICAL GRANITE CURB
- SGC PROPOSED SLOPED GRANITE CURB
- CC PROPOSED CONCRETE CURB
- MGC MOUNTABLE GRANITE CURB
- SSL SINGLE SOLID LINE (WHITE)
- DSL DOUBLE SOLID LINE (YELLOW)
- SITE LIMIT
- DETECTABLE WARNING PANEL



SEE SHEET CS-201

SEE SHEET CS-203

| NO. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
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| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
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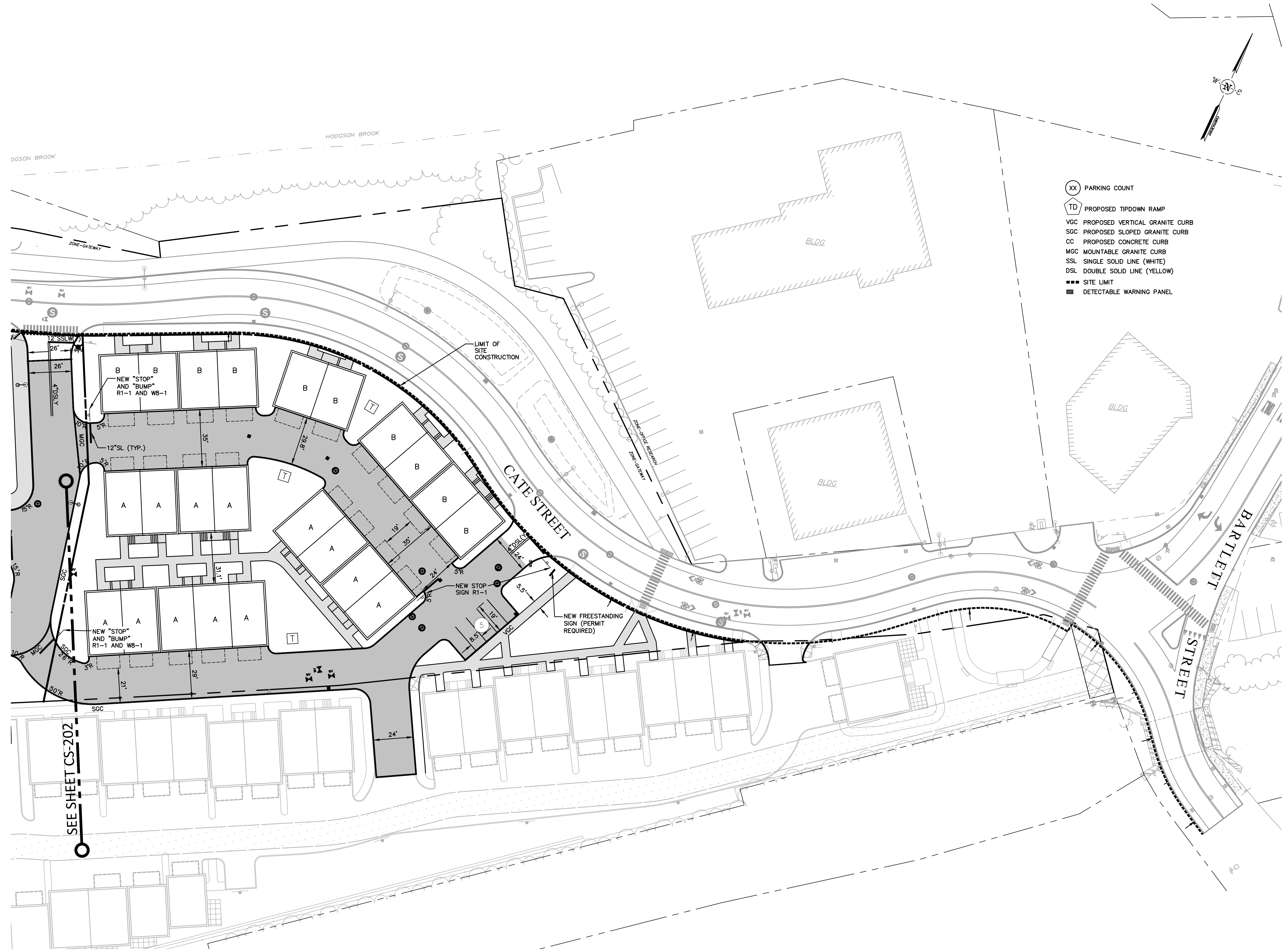


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| DATUM: | HORIZ.: NAD83 | VERT.: NGVD29 |
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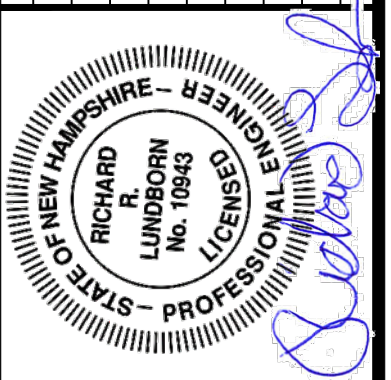
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CATE STREET DEVELOPMENT, LLC
 SITE PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CS-202



| NO. | DATE | DESCRIPTION | DESIGNER | REVIEWER |
|-----|-----------|---------------|----------|----------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD | RRL |



SCALE:

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| HORIZ: 1"=30' |
| VERT: 1"=30' |

DATUM:

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|--------------|
| HORIZ: NAD83 |
| VERT: NGVD29 |

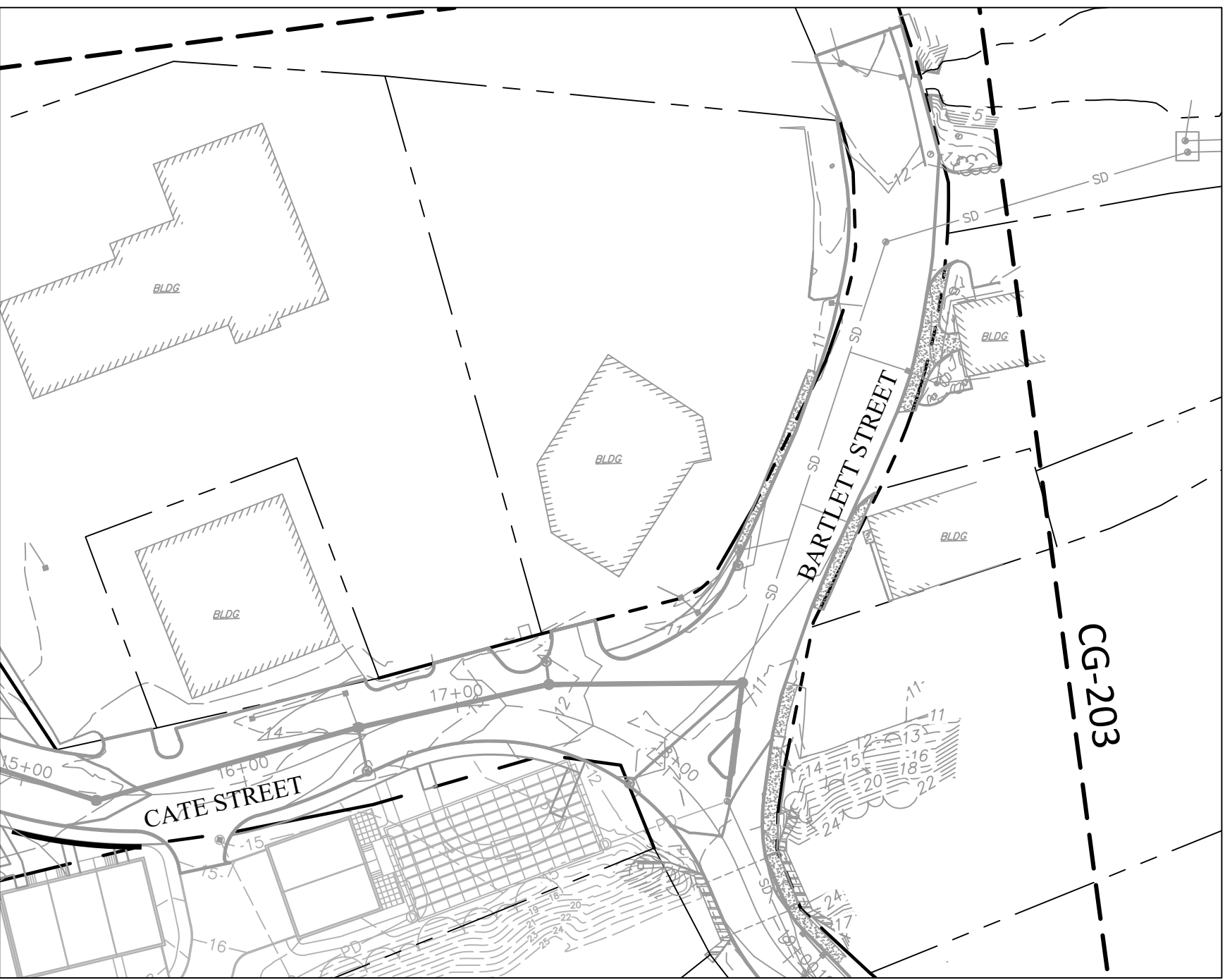
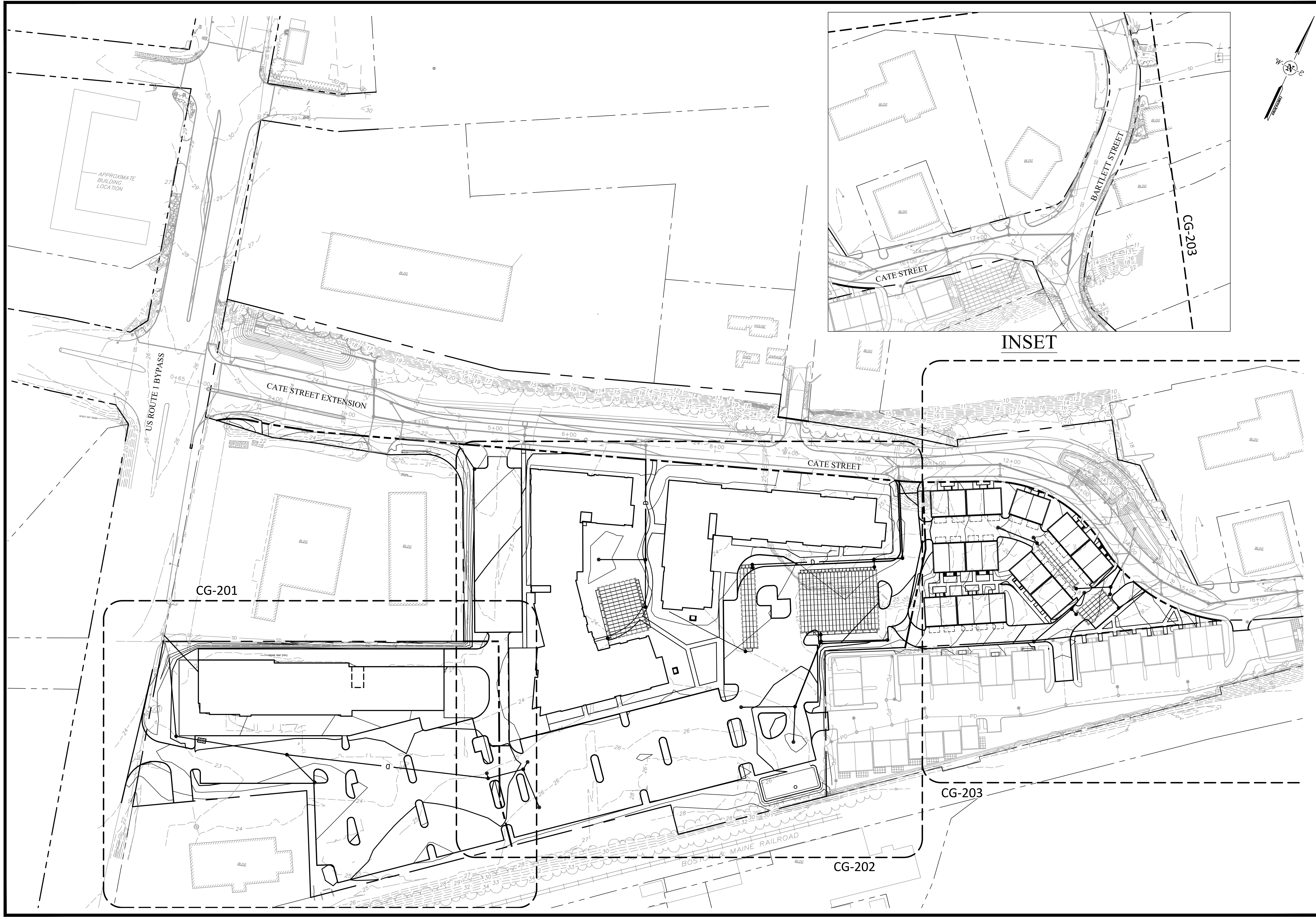
GRAPHIC SCALE: 0, 15, 30

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CATE STREET DEVELOPMENT, LLC
SITE PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

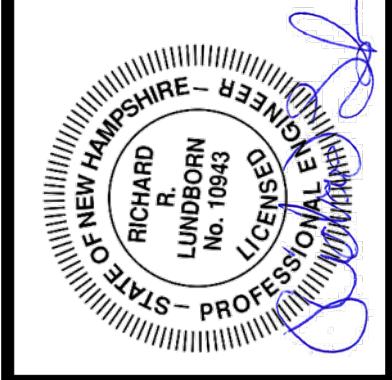
PROJ. No.: 20180317.A10
 DATE: 08/19/2019

CS-203



INSET

| NO. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | RRL |
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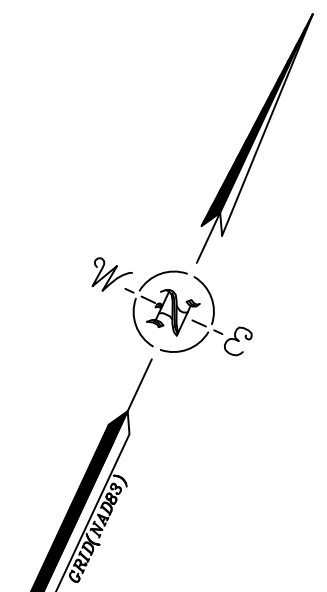
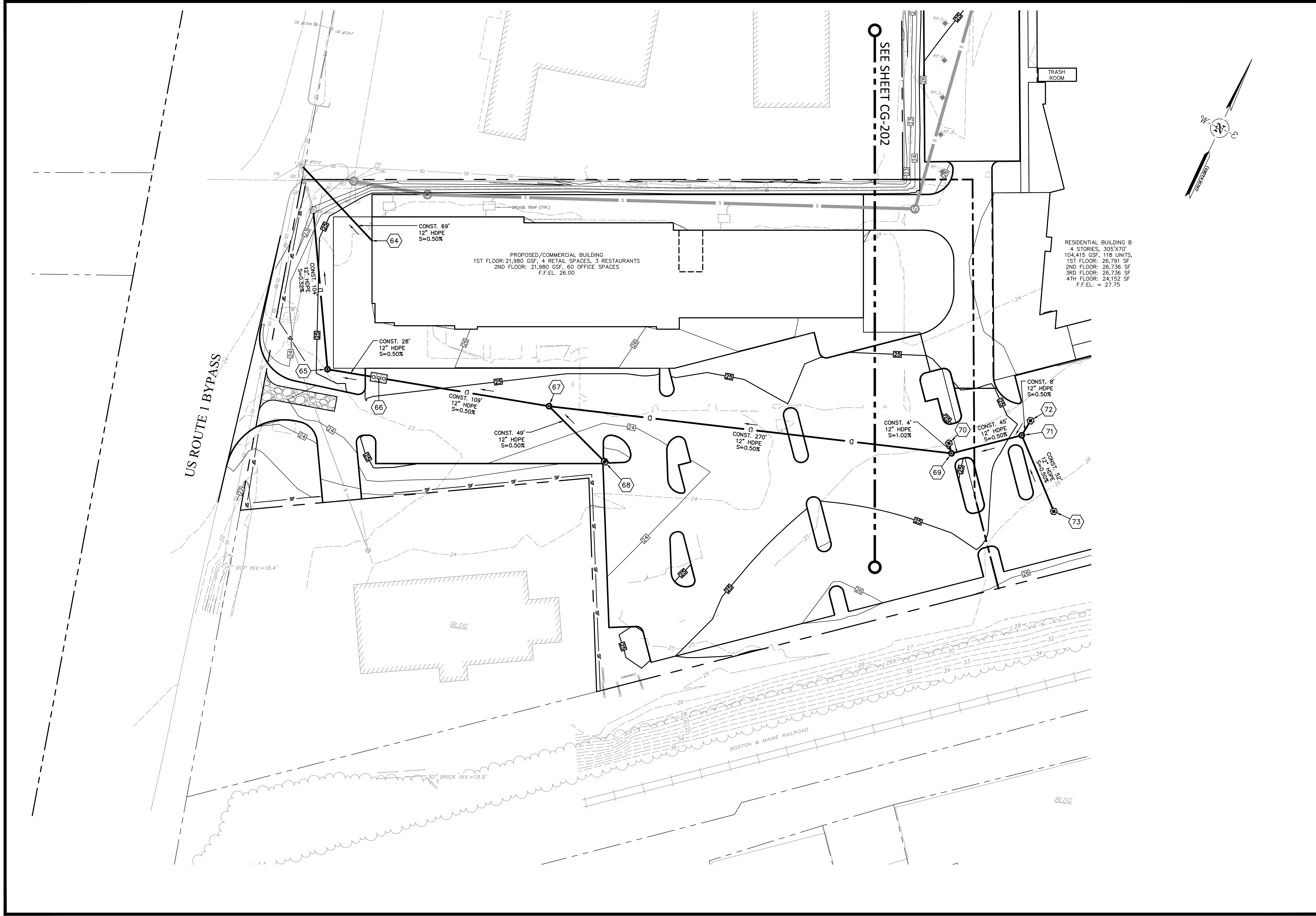


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|--------|----------------|
| SCALE: | HORIZ.: 1"=60' |
| | VERT.: 1"=60' |
| DATUM: | HORIZ.: NAD83 |
| | VERT.: NGVD29 |
| | GRAPHIC SCALE |

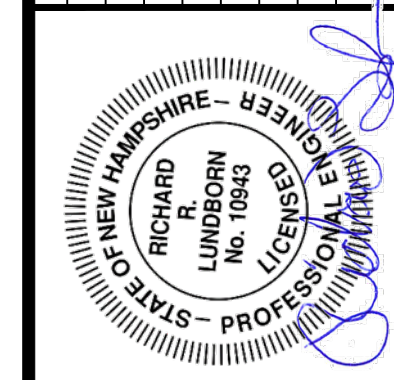
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CATE STREET DEVELOPMENT, LLC
GRADING, DRAINAGE & EROSION CONTROL PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CG-200



| NO. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
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| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |

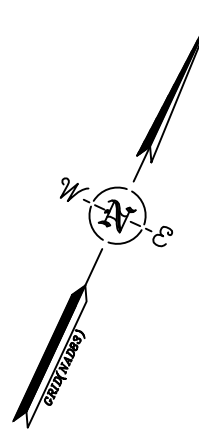


| | |
|---------------|----------------|
| SCALE: | HORIZ.: 1"=30' |
| | VERT.: 1"=30' |
| DATUM: | HORIZ.: NAD83 |
| | VERT.: NGVD29 |
| | |
| GRAPHIC SCALE | |

FUSS & O'NEILL
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 KENNEBUNK, MAINE 04043
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CATE STREET DEVELOPMENT, LLC
GRADING, DRAINAGE & EROSION CONTROL PLAN
 CATE STREET/WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

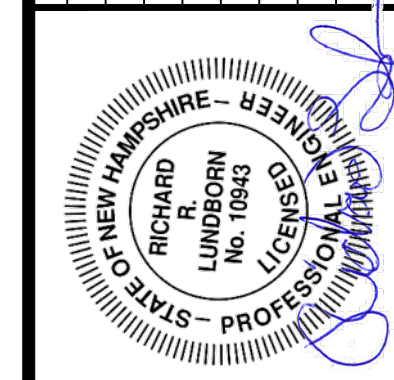
PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CG-201



SEE SHEET CG-201

SEE SHEET CG-203

| NO. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 1. | | TAC SUBMITTAL | JVA/DAD |
| 2. | | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |

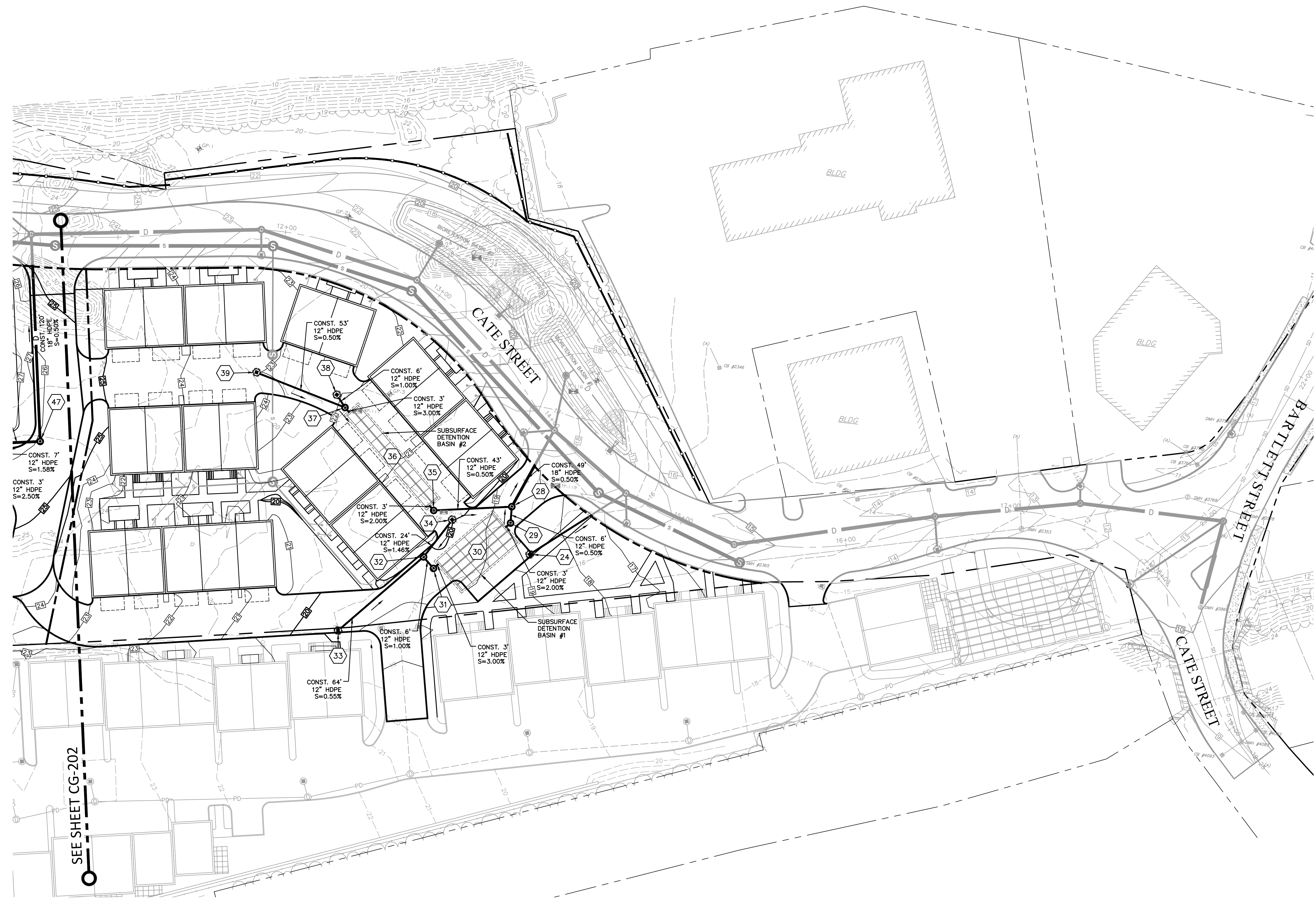
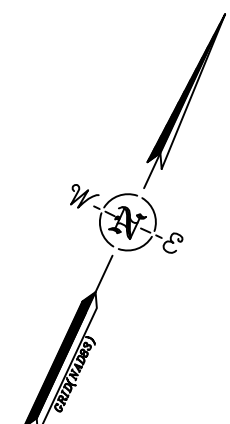


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|---------------|----------------|
| SCALE: | HORIZ.: 1"=30' |
| | VERT.: 1"=30' |
| DATUM: | HORIZ.: NAD83 |
| | VERT.: NGVD29 |
| | |
| GRAPHIC SCALE | |

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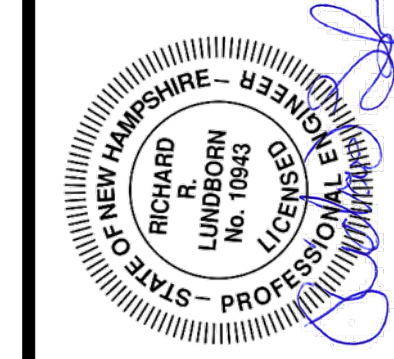
CATE STREET DEVELOPMENT, LLC
GRADING, DRAINAGE & EROSION CONTROL PLAN
 CATE STREET/WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CG-202



SEE SHEET CG-202

| NO. | DATE | DESCRIPTION | DESIGNER | REVIEWER |
|-----|-----------|---------------|----------|----------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD | RRL |



SCALE:

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|---------------|
| HORIZ: 1"=30' |
| VERT: 1"=30' |

DATUM:

| |
|--------------|
| HORIZ: NAD83 |
| VERT: NGVD29 |

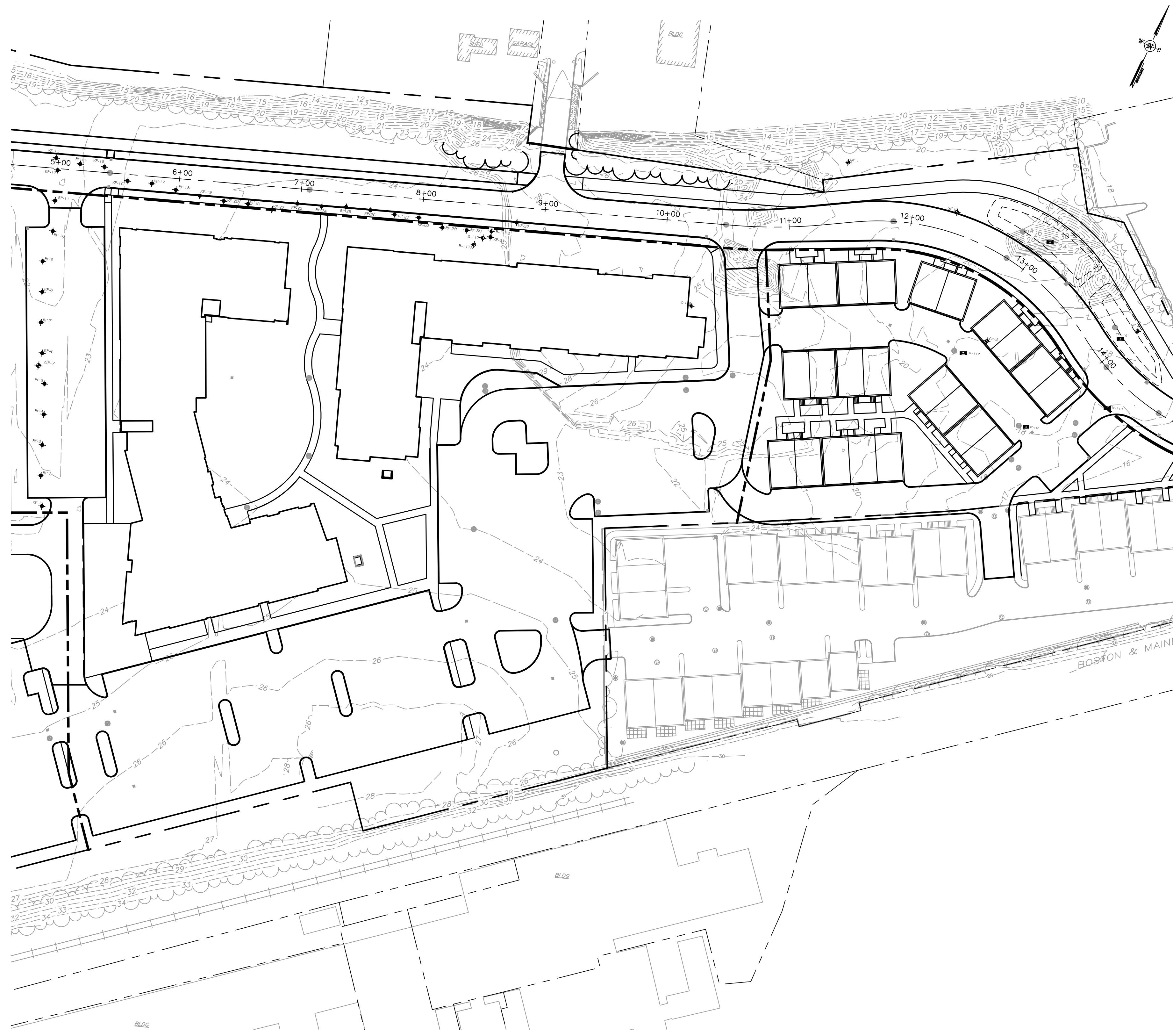
GRAPHIC SCALE

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CATE STREET DEVELOPMENT, LLC
GRADING, DRAINAGE & EROSION CONTROL PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019

CG-203



LEGEND

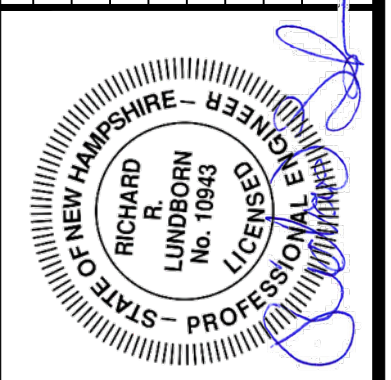
- ☒ — APPROXIMATE LOCATION OF TEST PIT PERFORMED BY P.K. BROWN CONSTRUCTION OF PORTSMOUTH, NH UNDER CONTRACT TO McPHAIL ASSOCIATES, LLC ON MARCH 1 AND MARCH 5, 2019
- — APPROXIMATE LOCATION OF ROCK PROBE PERFORMED BY MAINE DRILLING AND BLASTING, INC. ON JULY 9, 2019 FOR McPHAIL ASSOCIATES, LLC
- ⊙ — APPROXIMATE LOCATION OF BORING PERFORMED BY CARR-DEE CORP. FROM MARCH 11 TO MARCH 18, 2019 FOR McPHAIL ASSOCIATES, LLC
- ⊕ — APPROXIMATE LOCATION OF BOREHOLE PERFORMED BY TECHNICAL DRILLING SERVICES, INC. ON JANUARY 19 & 22, 2018 FOR McPHAIL ASSOCIATES, LLC

REFERENCE: THIS PLAN WAS PREPARED FROM A 50-SCALE DRAWING ENTITLED, "PLAN OF LAND" DATED DECEMBER 2016 PREPARED BY DOUCET SURVEY INC.
 THIS PLAN WAS PREPARED BY MCPHAIL ASSOCIATES, LLC.

Table
 Summary of Explorations
 Cate Street
 Portsmouth, New Hampshire

| Exploration No. | Ground Surface Elevation [Feet] | Total Depth of Exploration [Feet] | Depth to Top of Bedrock [Feet] | Elevation of Bottom of Exploration [Feet] | Elevation of Refusal on Bedrock [Feet] |
|-----------------|---------------------------------|-----------------------------------|--------------------------------|---|--|
| RP -1 | +22.8 | 20.0 | NE | +2.8 | NE |
| RP -2 | +22.4 | 20.0 | NE | +2.4 | NE |
| RP -3 | +22.1 | 20.0 | NE | +2.1 | NE |
| RP -4 | +21.9 | 20.0 | NE | +1.9 | NE |
| RP -5 | +21.8 | 20.0 | NE | +1.8 | NE |
| RP -6 | +21.6 | 20.0 | NE | +1.6 | NE |
| RP -7 | +21.5 | 20.0 | NE | +1.5 | NE |
| RP -8 | +21.5 | 20.0 | NE | +1.5 | NE |
| RP -9 | +21.3 | 20.0 | NE | +1.3 | NE |
| RP -10 | +21.3 | 20.0 | NE | +1.3 | NE |
| RP -11 | +20.9 | 20.0 | NE | +0.9 | NE |
| RP -12 | +21.8 | 20.0 | NE | +1.8 | NE |
| RP -13 | +22.7 | 20.0 | NE | +2.7 | NE |
| RP -14 | +22.9 | 20.0 | NE | +2.9 | NE |
| RP -15 | +23.3 | 20.0 | NE | +3.3 | NE |
| RP -16 | +23.6 | 20.0 | NE | +3.6 | NE |
| RP -17 | +23.6 | 20.0 | NE | +3.6 | NE |
| RP -18 | +23.7 | 23.0 | 18.0 | +0.7 | +5.7 |
| RP -19 | +23.8 | 23.0 | 18.0 | +0.8 | +5.8 |
| RP -20 | +23.9 | 19.0 | 14.0 | +4.9 | +9.9 |
| RP -21 | +24.0 | 15.0 | 10.0 | +9.0 | +14.0 |
| RP -22 | +23.9 | 13.0 | 8.0 | +10.9 | +15.9 |
| RP -23 | +23.8 | 12.0 | 7.0 | +11.8 | +16.8 |
| RP -24 | +23.9 | 9.0 | 4.0 | +14.9 | +19.9 |
| RP -25 | +23.9 | 7.0 | 2.0 | +16.9 | +21.9 |
| RP -26 | +23.9 | 9.0 | 4.0 | +14.9 | +19.9 |
| RP -27 | +24.1 | 8.0 | 3.0 | +16.1 | +21.1 |
| RP -28 | +24.1 | 13.0 | 8.0 | +11.1 | +16.1 |
| RP -29 | +24.0 | 12.0 | 7.0 | +12.0 | +17.0 |
| RP -30 | +24.0 | 12.0 | 7.0 | +12.0 | +17.0 |
| RP -31 | +24.0 | 10.0 | 5.0 | +14.0 | +19.0 |
| RP -32 | +24.0 | 11.0 | 6.0 | +13.0 | +18.0 |
| B-117 | +23.6 | 5.2 | 5.1 | +18.4 | +18.5 |
| B-117A | +23.6 | 4.2 | 5.2 | +19.4 | +18.4 |
| B-117B | +23.6 | 5.2 | 4.2 | +18.4 | +19.4 |
| B-118 | +27.9 | 12.0 | 12.0 | +15.9 | +15.9 |
| GP-1 | +21.6 | 10.0 | 11.6 | +11.6 | +10.0 |
| GP-2 | +20.4 | 14.0 | 14.0 | +6.4 | +6.4 |
| GP-3 | +19.5 | 16.5 | 16.5 | +3.0 | +3.0 |
| GP-4 | +19.7 | 14.0 | 14.0 | +5.7 | +5.7 |
| TP-115 | +22.9 | 5.0 | NE | +17.9 | NE |
| TP-116 | +18.4 | 6.0 | NE | +12.4 | NE |
| TP-117 | +18.8 | 6.5 | NE | +12.3 | NE |
| TP-118 | +18.4 | 6.0 | NE | +12.4 | NE |
| TP-119 | +17.2 | 6.0 | NE | +11.2 | NE |

| J No. | DATE | DESCRIPTION | DESIGNER REVIEWER |
|-------|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |



| | |
|--------|----------------|
| SCALE: | HORIZ.: 1"=50' |
| | VERT.: 1"=50' |
| DATUM: | HORIZ.: NAD83 |
| | VERT.: NGVD29 |

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CATE STREET DEVELOPMENT, LLC
**SUBSURFACE
 EXPLORATION PLAN**
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317A10
 DATE: 08/19/2019

CG-210

| SEWER SYSTEM | |
|--------------|--|
| STRUCTURE | STRUCTURE DETAILS |
| 4 | PROPOSED 4' DIA. SEWER MANHOLE CATE STREET STA. 11+93.37, R 9.16' RIM = 22.57 (5) 24" PVC INV IN = 9.87 (12) 8" PVC INV IN = 11.10 (3) 24" PVC INV OUT = 9.77 CONSTRUCT 83 LF x 24" PVC S=0.0008 |
| 12 | PROPOSED 4' DIA. SEWER MANHOLE CATE STREET STA. 12+03.73, R 73.29' RIM = 23.20 (13) 8" PVC INV IN = 11.50 (4) 8" PVC INV OUT = 11.40 CONSTRUCT 61 LF x 8" PVC S=0.0050 |
| 13 | PROPOSED 4' DIA. SEWER MANHOLE CATE STREET STA. 12+50.11, R 146.52' RIM = 20.95 (12) 8" PVC INV OUT = 11.86 CONSTRUCT 72 LF x 8" PVC S=0.0050 |

LIGHT TABLE ENTRIES FROM ROADWAY
 PLAN PROVIDED FOR REFERENCE ONLY

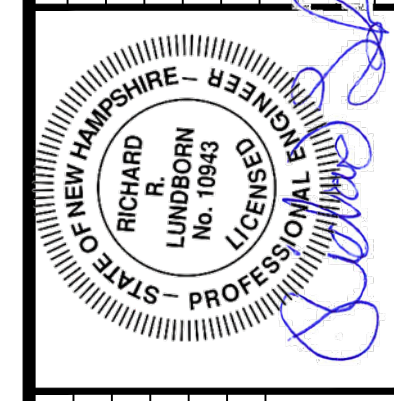
CU-001

PROJ. No.: 20180317.A10
 DATE: 08/19/2019

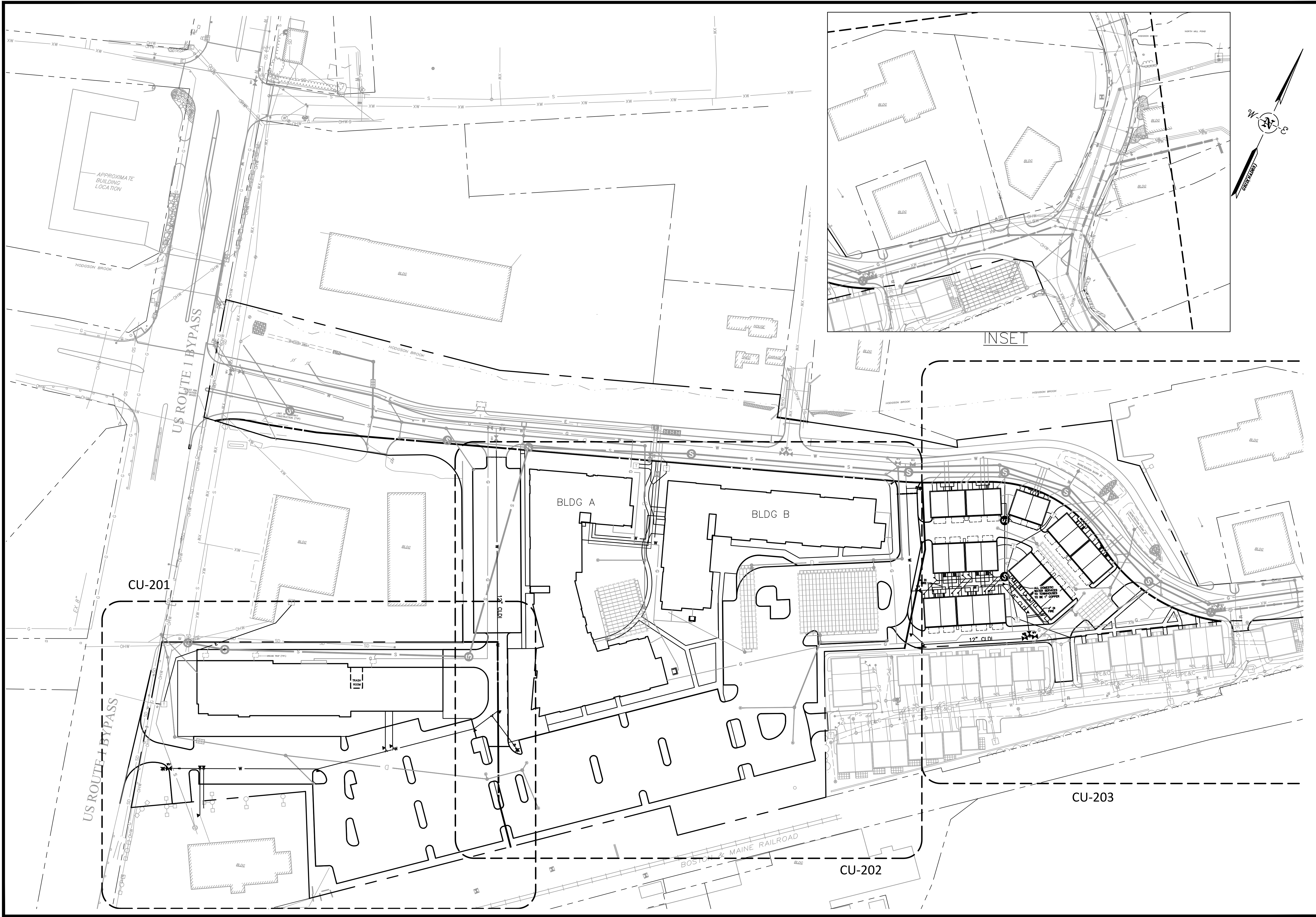
CATE STREET DEVELOPMENT, LLC
 SITE SEWER
 STRUCTURE TABLE
 CATE STREET/WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

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 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
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 207.563.0669
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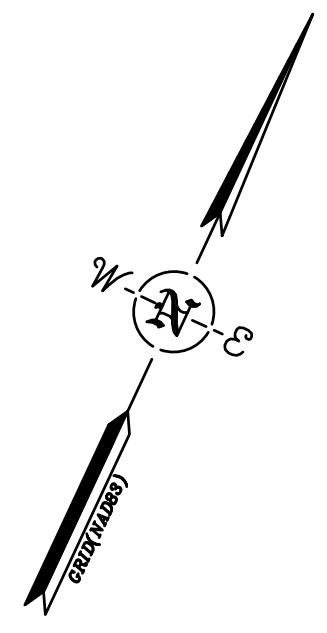
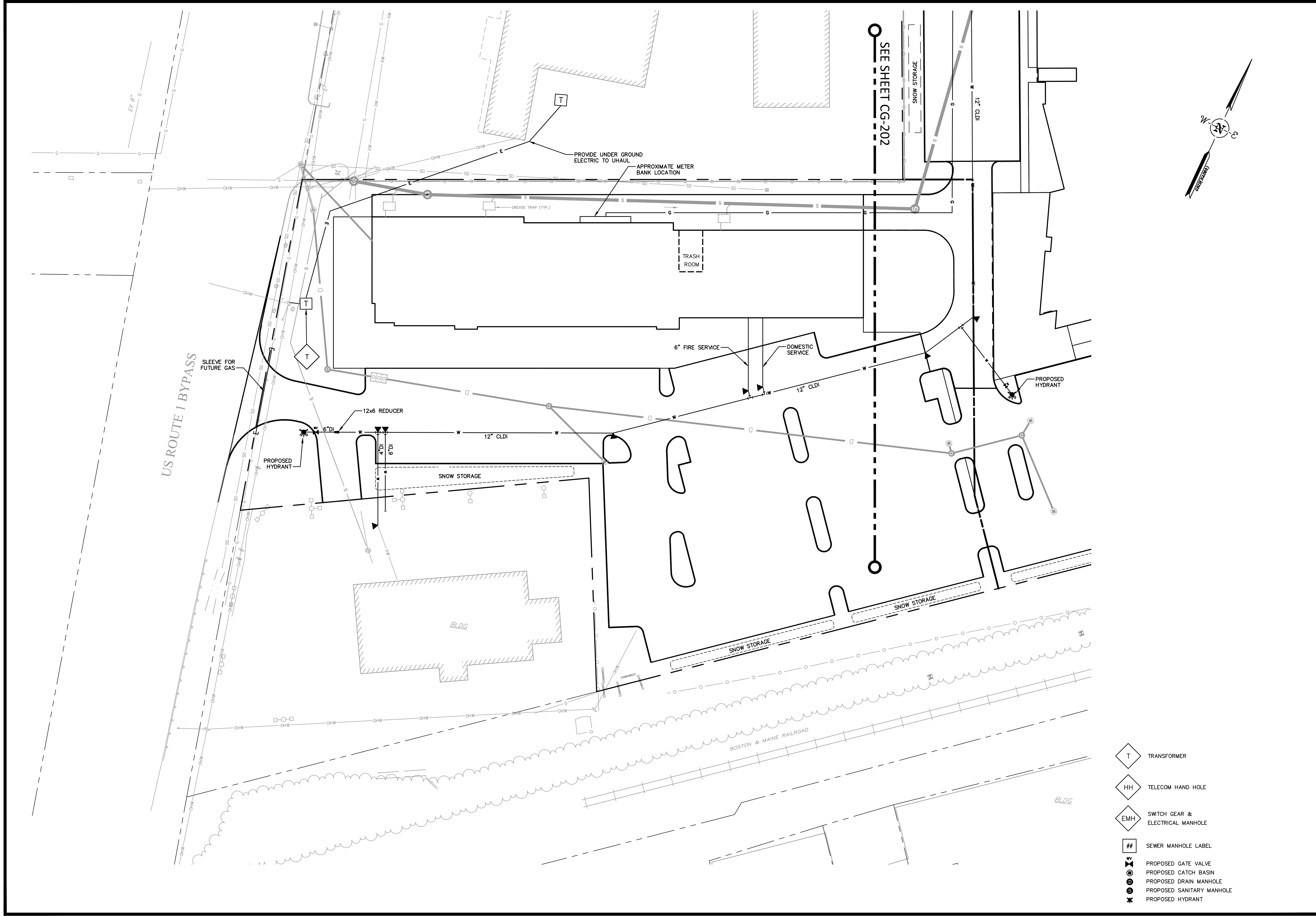
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 VERT.:
 DATUM:
 HORZ.:
 VERT.:
 0
 GRAPHIC SCALE



| No. | DATE | DESCRIPTION | DESIGNER REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD RRL |



| <p>FUSS & O'NEILL UPPER SQUARE BUSINESS CENTER 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 www.fandoo.com</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---------------|-------------------|-------------------|----|-----------|---------------|-----|----|-----------|---------------|---------|----|-----------|---------------|-----|----|-----------|---------------|---------|----|-----------|---------------|-----|--|
| <p>CATE STREET DEVELOPMENT, LLC OVERALL UTILITY PLAN CATE STREET/ WEST END YARDS PORTSMOUTH NEW HAMPSHIRE</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PROJ. No.: 20180317.A10 DATE: 08/19/2019</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>CU-200</p> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>SCALE: HORZ.: 1"=60' VERT.: 1"=60'</p> <p>DATUM: HORZ.: NAD83 VERT.: NGVD29</p> <p>60 30 0 60 GRAPHIC SCALE</p> | <p>STATE OF NEW HAMPSHIRE RICHARD R. LINDBORN No. 18943 LICENSED PROFESSIONAL ENGINEER</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DESIGNER/REVIEWER</th> </tr> <tr> <td>5.</td> <td>8/19/2019</td> <td>TAC SUBMITTAL</td> <td>RRL</td> </tr> <tr> <td>4.</td> <td>7/24/2019</td> <td>TAC SUBMITTAL</td> <td>JVA/DAD</td> </tr> <tr> <td>3.</td> <td>6/20/2019</td> <td>TAC SUBMITTAL</td> <td>RRL</td> </tr> <tr> <td>2.</td> <td>5/20/2019</td> <td>TAC SUBMITTAL</td> <td>JVA/DAD</td> </tr> <tr> <td>1.</td> <td>3/18/2019</td> <td>TAC SUBMITTAL</td> <td>RRL</td> </tr> </table> | No. | DATE | DESCRIPTION | DESIGNER/REVIEWER | 5. | 8/19/2019 | TAC SUBMITTAL | RRL | 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD | 3. | 6/20/2019 | TAC SUBMITTAL | RRL | 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD | 1. | 3/18/2019 | TAC SUBMITTAL | RRL | |
| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER | | | | | | | | | | | | | | | | | | | | | | |
| 5. | 8/19/2019 | TAC SUBMITTAL | RRL | | | | | | | | | | | | | | | | | | | | | | |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD | | | | | | | | | | | | | | | | | | | | | | |
| 3. | 6/20/2019 | TAC SUBMITTAL | RRL | | | | | | | | | | | | | | | | | | | | | | |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD | | | | | | | | | | | | | | | | | | | | | | |
| 1. | 3/18/2019 | TAC SUBMITTAL | RRL | | | | | | | | | | | | | | | | | | | | | | |



- TRANSFORMER
- TELECOM HAND HOLE
- SWITCH GEAR & ELECTRICAL MANHOLE
- SEWER MANHOLE LABEL
- PROPOSED GATE VALVE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT

CATE STREET DEVELOPMENT, LLC

UTILITY PLAN

CATE STREET/ WEST END YARDS

PORTSMOUTH NEW HAMPSHIRE

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| No. | DATE | DESCRIPTION | DESIGNER | REVIEWER |
|-----|-----------|---------------|----------|----------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
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| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD | RRL |

SCALE: HORIZ.: 1" = 30'
 VERT.: 1" = 30'

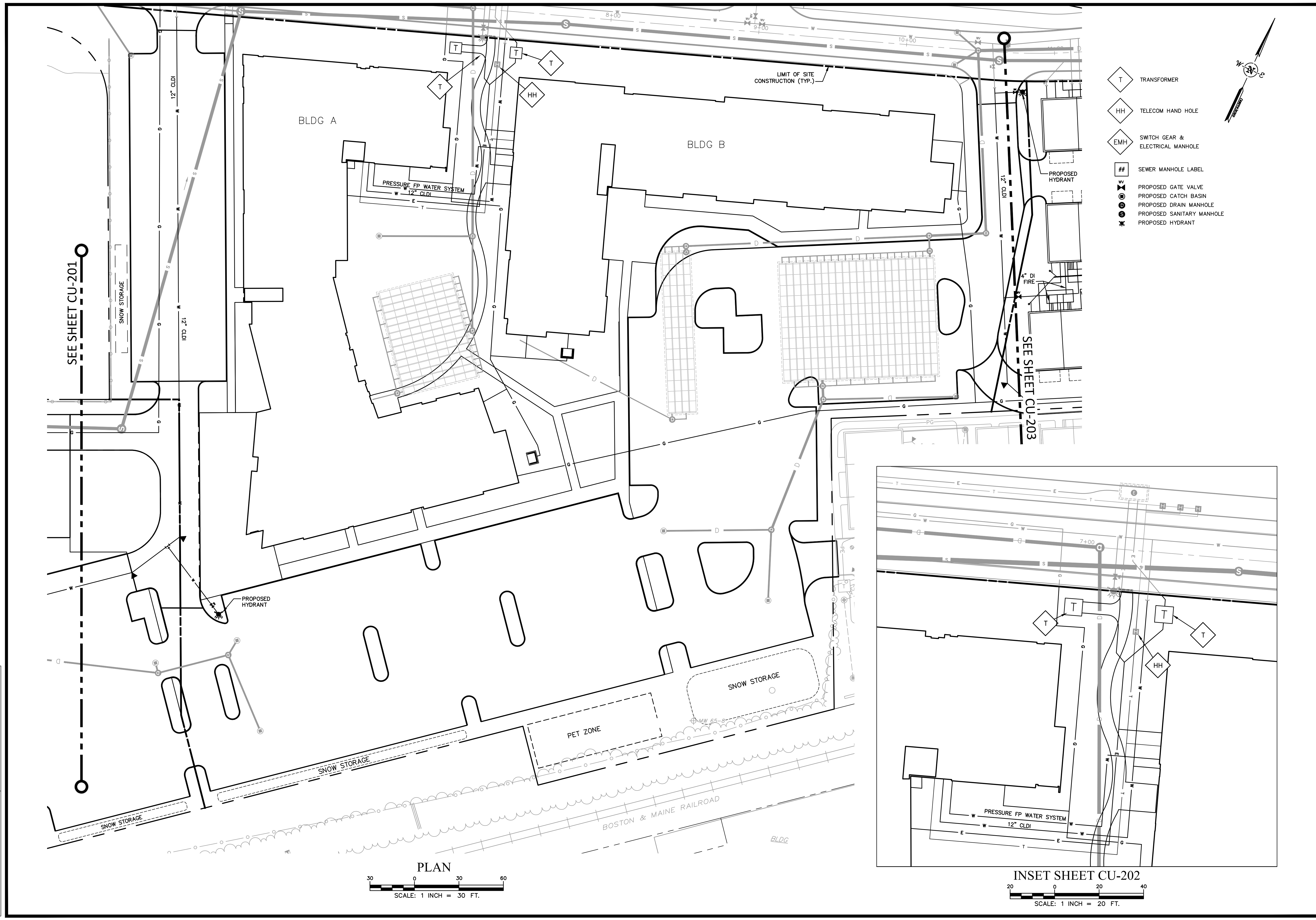
DATUM: HORIZ.: NAD83
 VERT.: NGVD29

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PROJ. No.: 20180317.A10
 DATE: 08/19/2019

CU-201

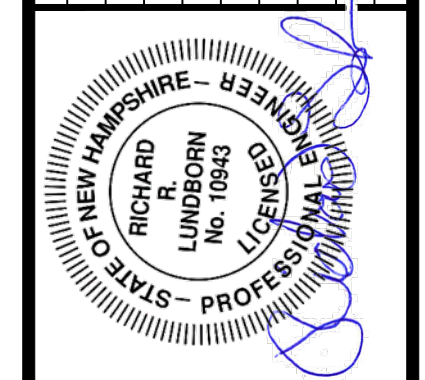
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 MS VIEW: LAYER STATE: Plotter: DWG TO PDF-PC3 CTB File: FO-STB



PLAN
 SCALE: 1 INCH = 30 FT.

INSET SHEET CU-202
 SCALE: 1 INCH = 20 FT.

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
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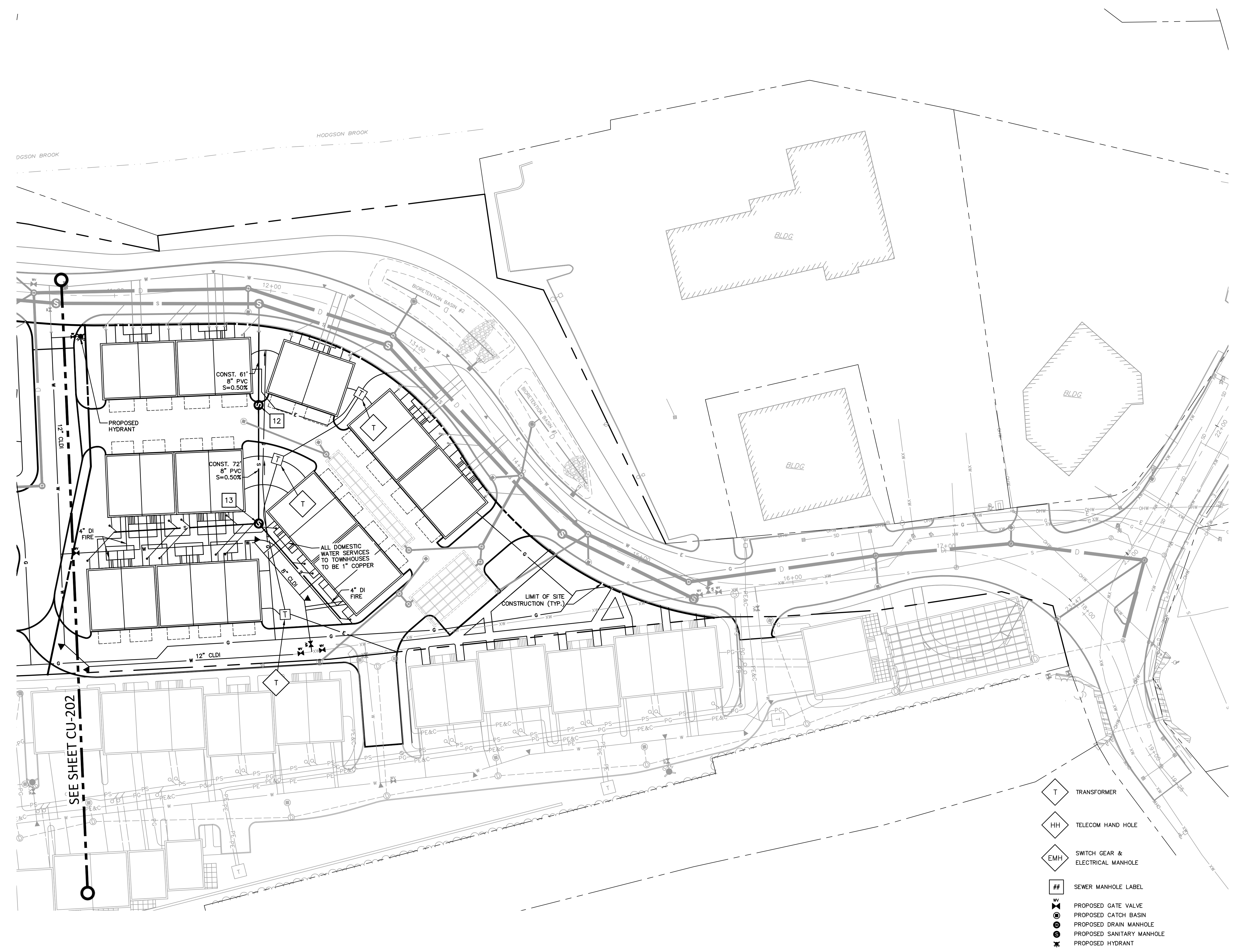
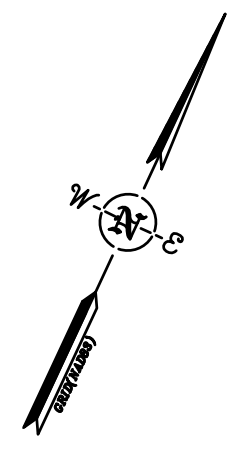
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| SCALE: | HORIZ.: AS NOTED | VERT.: AS NOTED |
| DATUM: | HORIZ.: NAD83 | VERT.: NGVD29 |
| | 30 | 15 |
| | 0 | 30 |
| | GRAPHIC SCALE | |

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 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.0609
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CATE STREET DEVELOPMENT, LLC
 UTILITY PLAN
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CU-202

File Path: F:\P20180317A\10\CH\3\DWG\20180317A10_UTL01.dwg Layout: CU-203 (S) Plotted: Mon, August 19, 2019 - 12:14 PM User: ddugali
 MS VIEW: LAYER STATE: Plotter: DWG TO PDF-PC3 CTB File: FO.STB



SEE SHEET CU-202

CONST. 61' 8" PVC
S=0.50%

CONST. 72' 8" PVC
S=0.50%

ALL DOMESTIC WATER SERVICES TO TOWNHOUSES TO BE 1" COPPER

LIMIT OF SITE CONSTRUCTION (TYP.)

- TRANSFORMER
- TELECOM HAND HOLE
- SWITCH GEAR & ELECTRICAL MANHOLE
- SEWER MANHOLE LABEL
- PROPOSED GATE VALVE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT

CATE STREET DEVELOPMENT, LLC

UTILITY PLAN

CATE STREET/ WEST END YARDS

PORTSMOUTH NEW HAMPSHIRE

FUSS & O'NEILL

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| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
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| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD RRL |
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| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD RRL |

SCALE: HORIZ.: 1"=30'
 VERT.: 1"=30'

DATUM: HORIZ.: NAD83
 VERT.: NGVD29

30 15 0 30
 GRAPHIC SCALE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019

CU-203

- ALL SECTIONS SHALL BE CONCRETE, CLASS AA (4,000 PSI)
- CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL
- THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
- RISERS OF 1'-4" MAY BE USED TO REACH THE DESIRED ELEVATION.
- THE STRUCTURES SHALL BE DESIGNED FOR H=20 LOADING.
- ADJUSTING THE FRAME TO GRADE MAY BE DONE WITH PRECAST CONCRETE GRADE RINGS OR CLAY BRICKS (2 COURSES MAX.). FRAME TO BE SET IN A FULL BED OF MORTAR.
- SLAB TOPS MAY BE USED WHERE PIPE WOULD OTHERWISE ENTER INTO THE CONE SECTION OF THE STRUCTURE AND WHERE PERMITTED.
- PIPE ELEVATIONS SHOWN ON THE PLAN SHALL BE FIELD VERIFIED PRIOR TO PRECASTING.
- PIPE ENDS SHALL PROJECT NO MORE THAN 3-INCHES BEYOND THE INSIDE WALL OF THE STRUCTURE.
- PRECAST SECTIONS SHALL HAVE A TONGUE AND GROOVE JOINT 4-INCHES HIGH AT AN 11° ANGLE CENTERED IN THE WIDTH OF THE WALL AND SHALL BE ASSEMBLED USING ONE STRIP OF BUTYL RUBBER SEALANT OR APPROVED FLEXIBLE SEALANT.
- STEPS ARE NOT ALLOWED.

CATCH BASIN SPECIFIC NOTES:

- CONCRETE SECTIONS MAY BE CONCENTRIC OR ECCENTRIC FOR CATCH BASINS.
- "ELIMINATOR" OIL/WATER SEPARATORS SHALL BE INSTALLED TIGHT TO THE INSIDE OF THE CATCH BASIN ON THE OUTLET PIPE.

DRAIN MANHOLE SPECIFIC NOTES:

- ALL STRUCTURES WITH MULTIPLE PIPES SHALL HAVE A MINIMUM OF 12-INCHES OF INSIDE SURFACE BETWEEN THE HOLES, NO MORE THAN 75% OF A HORIZONTAL CROSS SECTION SHALL BE HOLES, AND THERE SHALL BE NO HOLES CLOSER THAN 3-INCHES TO ANY JOINT.

PRECAST DRAINAGE STRUCTURE NOTES

NOT TO SCALE

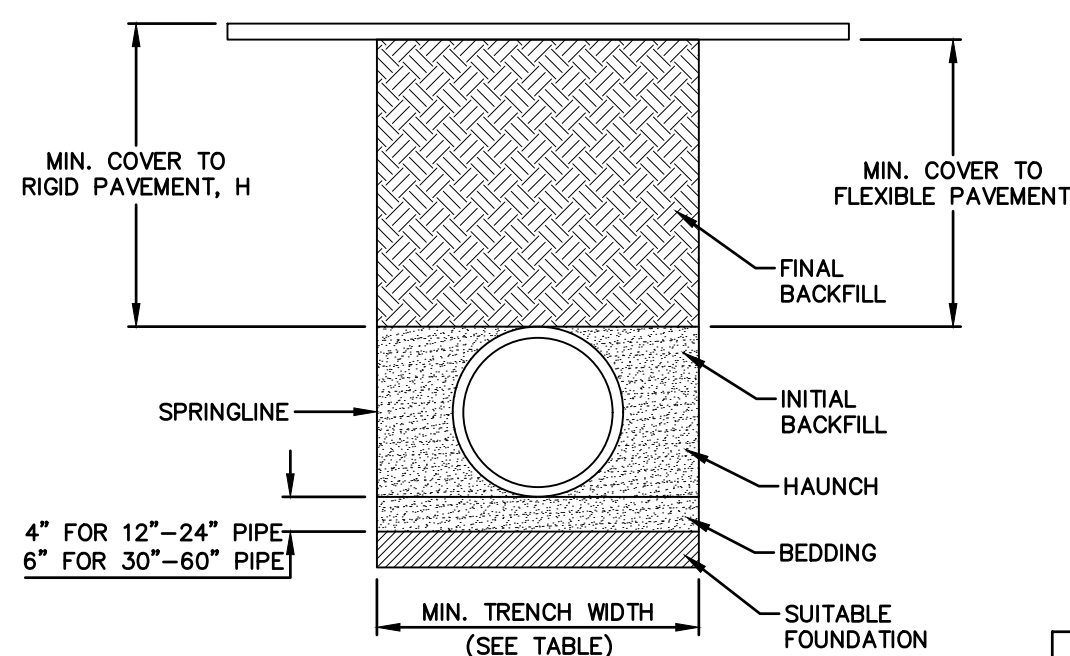


TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

| PIPE DIAM. | MIN. TRENCH WIDTH |
|------------|-------------------|
| 12" | 30" |
| 15" | 34" |
| 18" | 39" |
| 24" | 48" |
| 30" | 56" |
| 36" | 64" |
| 42" | 72" |
| 48" | 80" |
| 60" | 96" |
| 1500mm | 2438mm |

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

| PIPE DIAM. | SURFACE LIVE LOAD CONDITION | |
|---------------------------|-----------------------------|-------------------------------------|
| | H=25 | HEAVY CONSTRUCTION (75T AXLE LOAD)* |
| 12"-48" (300mm-1200mm) | 12" (305mm) | 12" (305mm) |
| 60" (1500mm) | 24" (610mm) | 60" (1524mm) |

*VEHICLE IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TABLE 3, MAXIMUM COVER FOR ADS HP STORM PIPE, FT.

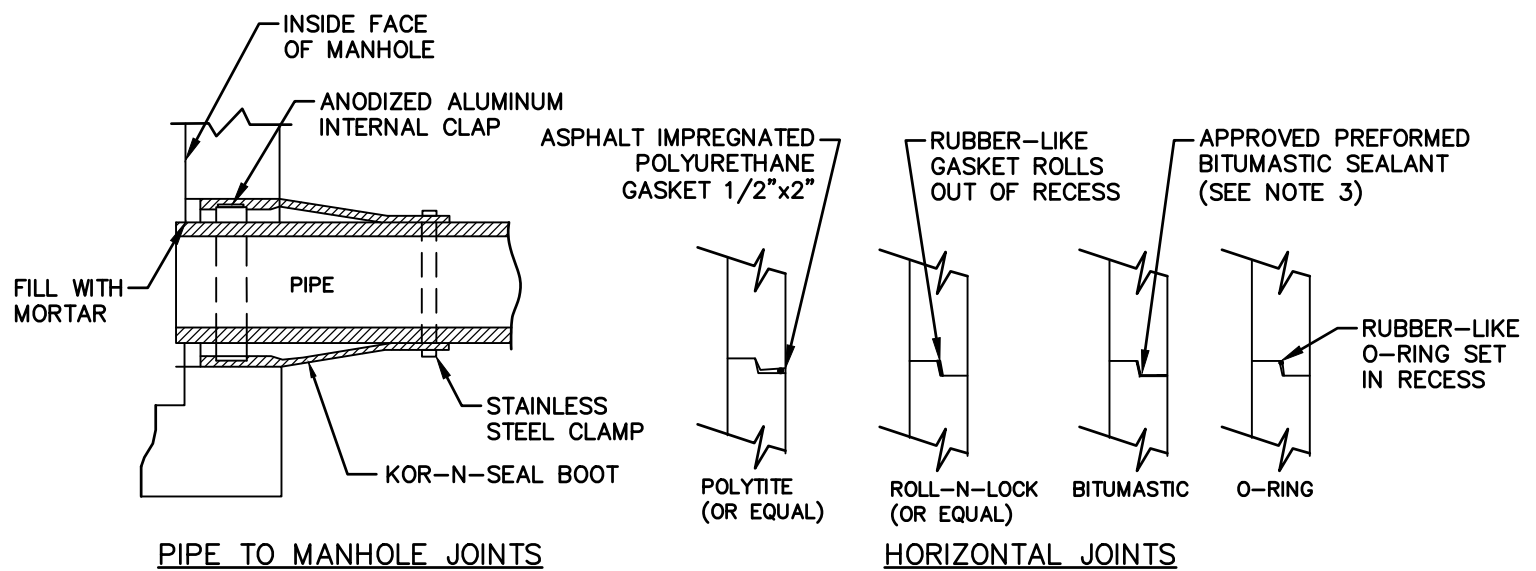
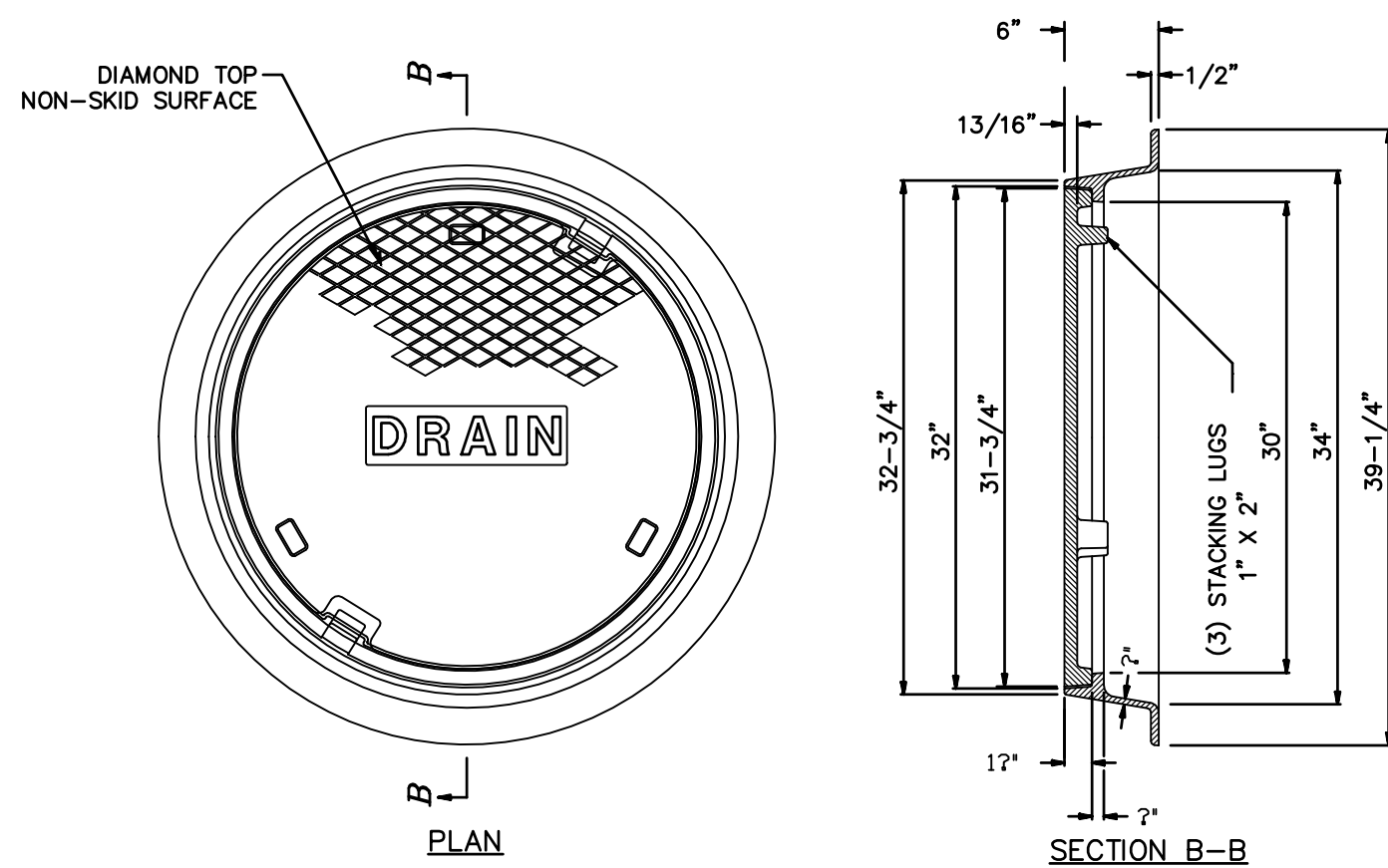
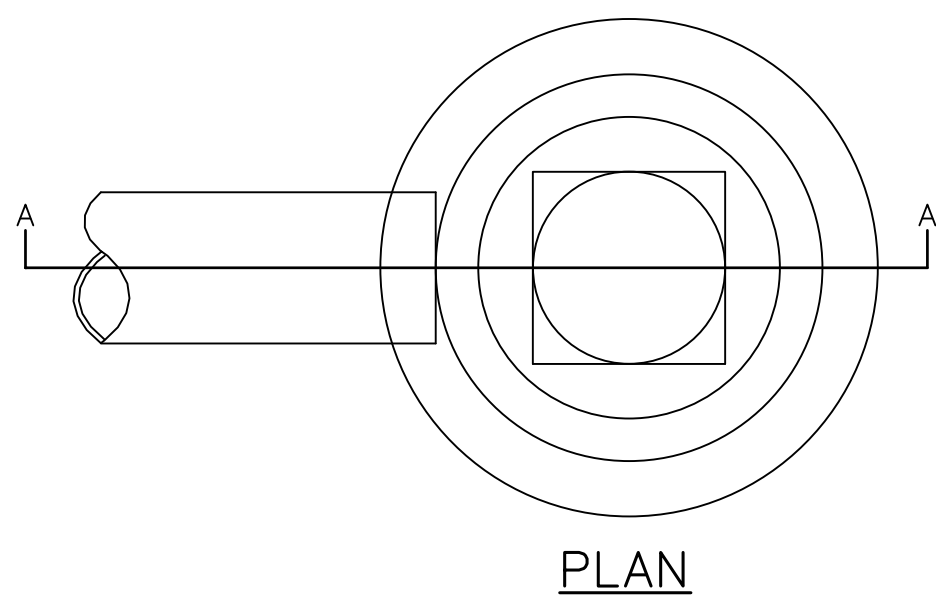
| PIPE DIA. | CLASS I | | CLASS II | | CLASS III | | CLASS IV |
|-----------|-----------|--------|----------|--------|-----------|--------|----------|
| | COMPACTED | 95% | 90% | 85% | 95% | 90% | 95% |
| 12" | 41" | 28" | 21" | 16" | 20" | 16" | 16" |
| 15" | 47" | 33" | 25" | 19" | 23" | 19" | 19" |
| 18" | 53" | 38" | 29" | 22" | 26" | 22" | 22" |
| 24" | 65" | 46" | 35" | 27" | 31" | 27" | 27" |
| 30" | 77" | 54" | 41" | 32" | 36" | 32" | 32" |
| 36" | 89" | 62" | 47" | 37" | 41" | 37" | 37" |
| 42" | 101" | 70" | 53" | 42" | 46" | 42" | 42" |
| 48" | 113" | 78" | 59" | 47" | 51" | 47" | 47" |
| 60" | 137" | 94" | 71" | 57" | 61" | 57" | 57" |
| 1500mm | 3480mm | 2381mm | 1753mm | 1341mm | 1626mm | 1341mm | 1341mm |

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γs) = PCF

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D3221, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS I/IV MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D3221 ARE NOT APPROPRIATE BACKFILL MATERIALS.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND PLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED.
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D3221, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICATION FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS: CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT TO TOP OF RIGID PAVEMENT.
- FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

HP STORM TRENCH INSTALLATION DETAIL

NOT TO SCALE



- NOTES
- HORIZONTAL JOINTS BETWEEN THE SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE PER CITY OF PORTSMOUTH DPW STANDARD AND SHALL BE SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE GASKET.
 - PIPE TO MANHOLE JOINTS SHALL BE PER CITY OF PORTSMOUTH STANDARD.
 - FOR BITUMASTIC TYPE JOINTS THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY.
 - ALL GASKETS, SEALANTS, MORTAR, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

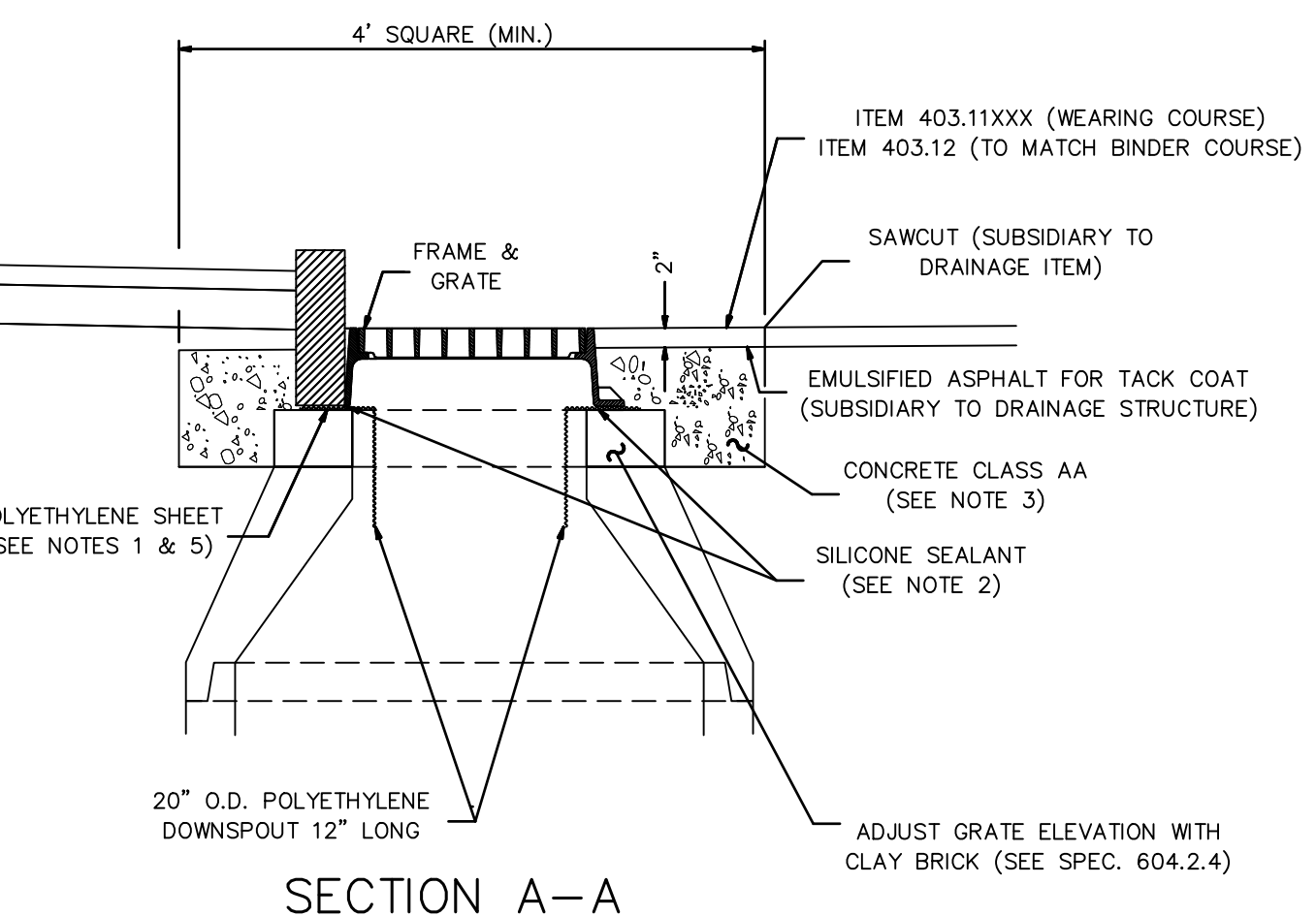
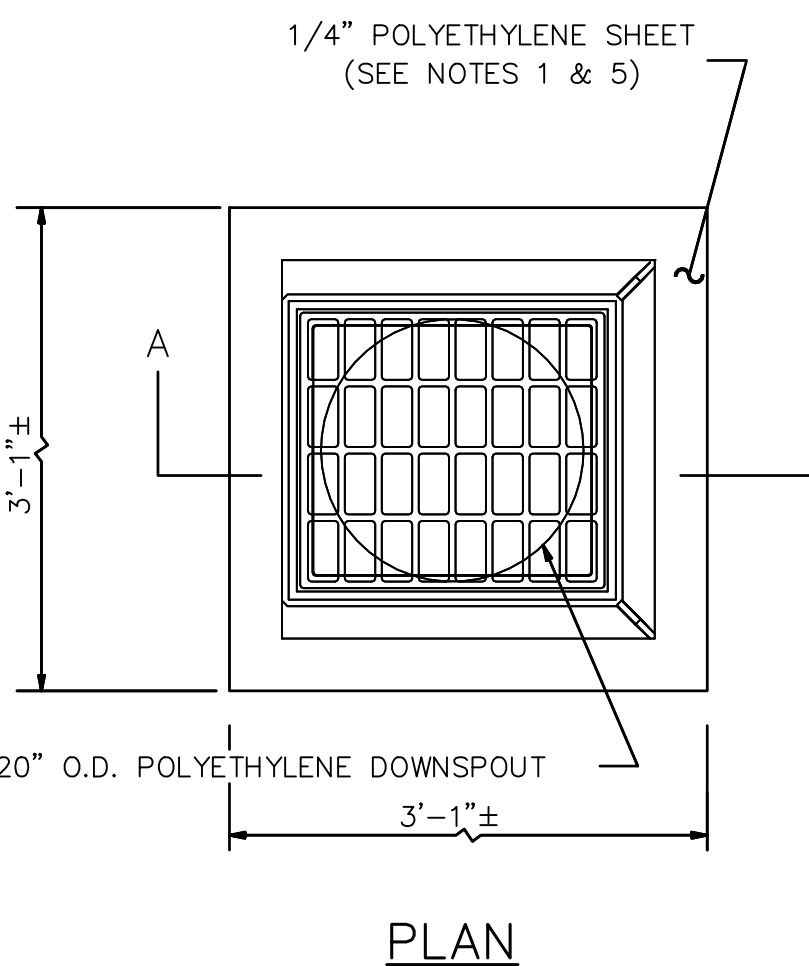
MANHOLE JOINTS

NOT TO SCALE

- POLYETHYLENE LINER (ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
- PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT (SUBSIDIARY TO ITEM 604.0007) BETWEEN FRAME AND POLYETHYLENE SHEET.
- PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF THE GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURES)
- USE ON DRAINAGE STRUCTURES 4" MIN. DIAMETER ONLY.
- TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH 3-FLANGE FRAME AND CURB).
- THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.
- PLACED ONLY IN DRAINAGE STRUCTURES IN PAVEMENT.
- SEE NHDOT DR-04, "DI-DB, UNDERDRAIN FLUSHING BASIN AND POLYETHYLENE LINER DETAILS", FOR ADDITIONAL INFORMATION.

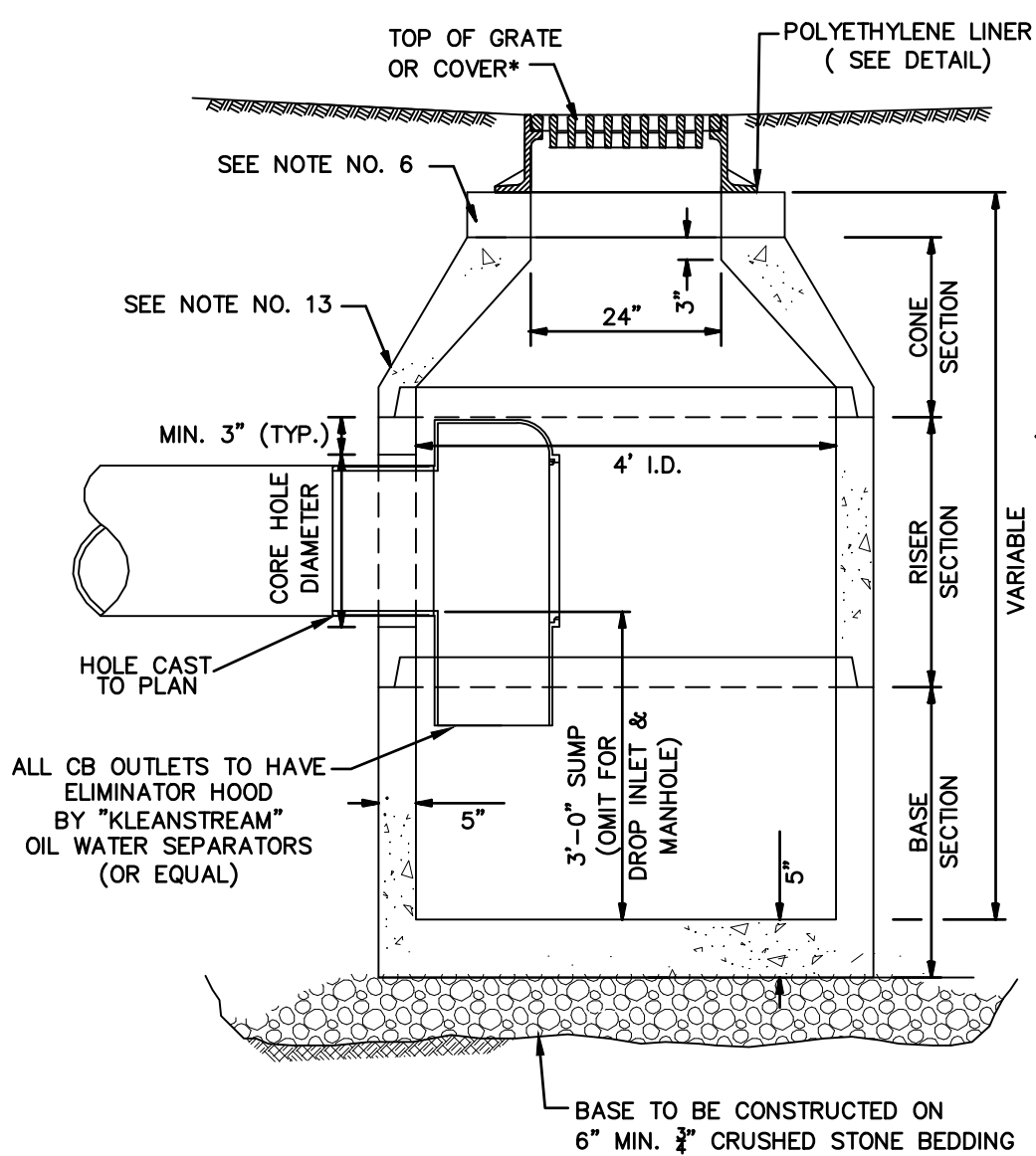
POLYETHYLENE LINER NOTES

NOT TO SCALE



POLYETHYLENE LINER

SCALE: N.T.S.



SECTION A-A

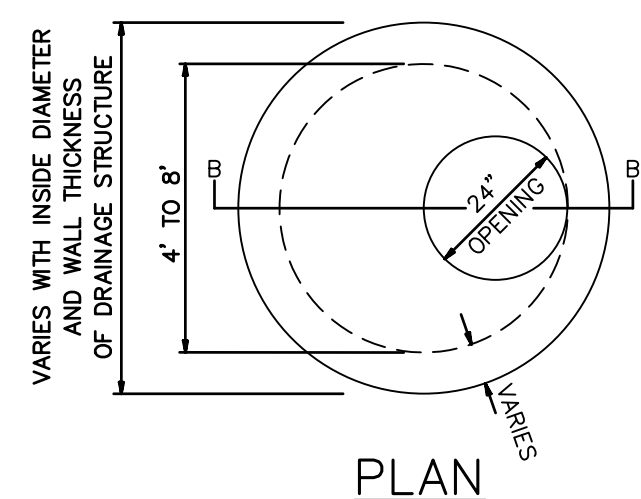
PRECAST CATCH BASIN/DRAINAGE MANHOLE

SCALE: N.T.S.

- NOTES:
- ALL DIMENSIONS ARE NOMINAL.
 - FRAMES USING NARROWER DIMENSIONS FOR THICKNESS ARE ALLOWED PROVIDED:
 - THE FRAMES MEET OR EXCEED THE SPECIFIED LOAD RATING.
 - THE INTERIOR PERIMETER (SEAT AREA) DIMENSIONS OF THE FRAMES REMAIN THE SAME TO ALLOW CONTINUED USE OF EXISTING GRATES/COVERS AS THE EXISTING FRAMES ALLOW, WITHOUT SHIMS OR OTHER MODIFICATIONS OR ACCOMMODATIONS.
 - ALL OTHER PERTINENT REQUIREMENTS OF THE SPECIFICATIONS ARE MET.
 - LABEL TYPE OF MANHOLE WITH 3" HIGH LETTERS IN THE CENTER OF THE COVER.

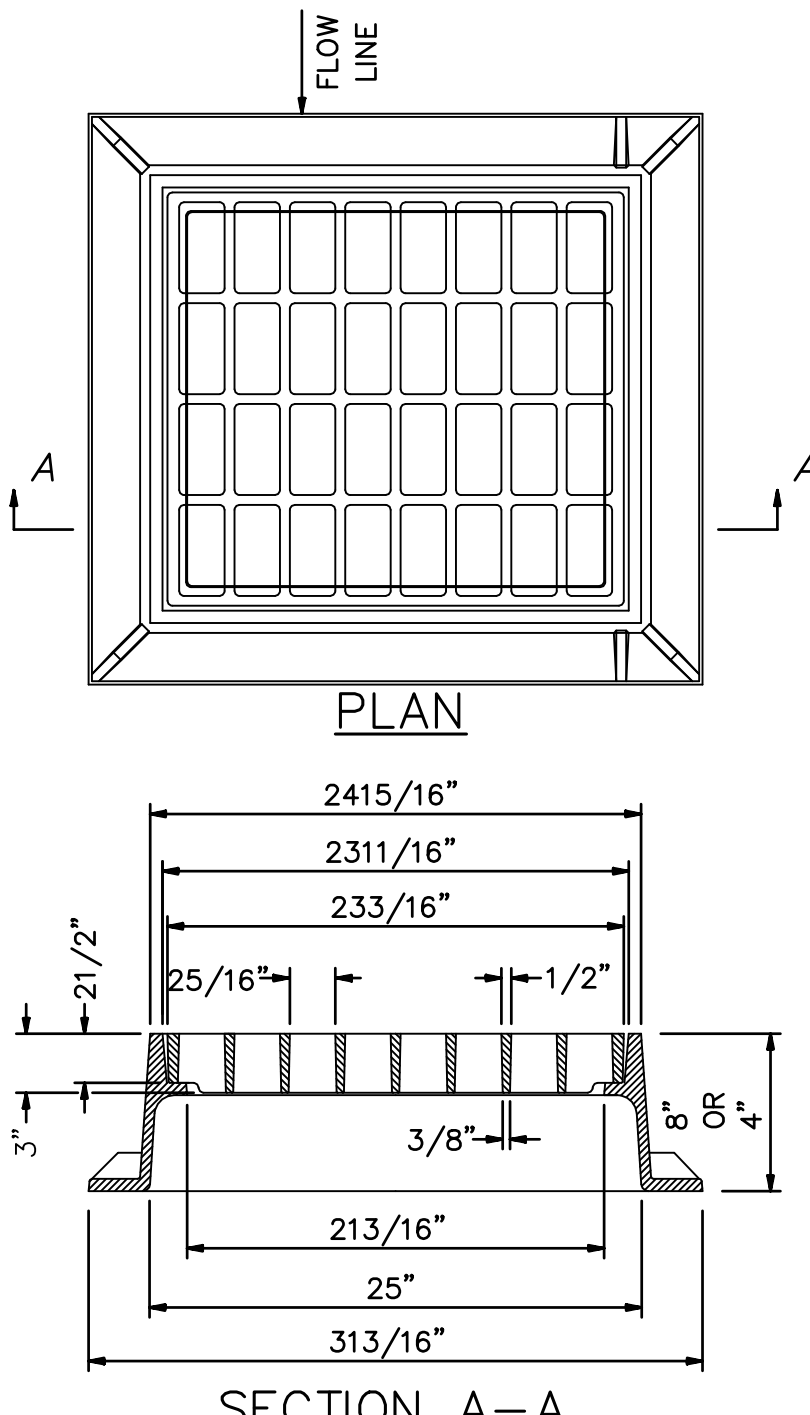
DRAIN MANHOLE FRAME AND COVER

NOT TO SCALE



SECTION B-B

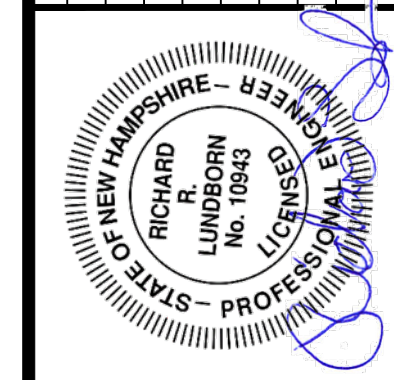
FLAT SLAB TOP



CATCH BASIN FRAME & GRATE (TYPE B)

SCALE: N.T.S.

| No. | DATE | DESCRIPTION | DESIGNER REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |

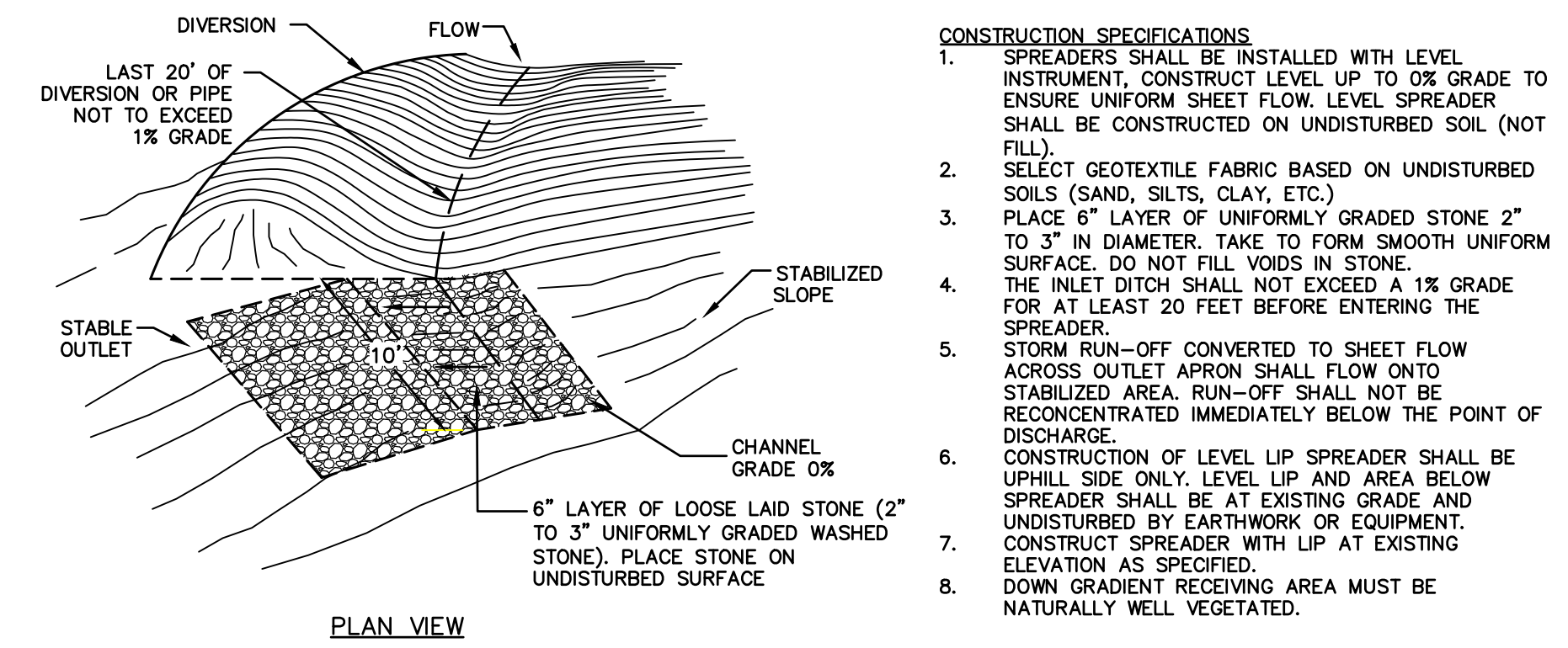
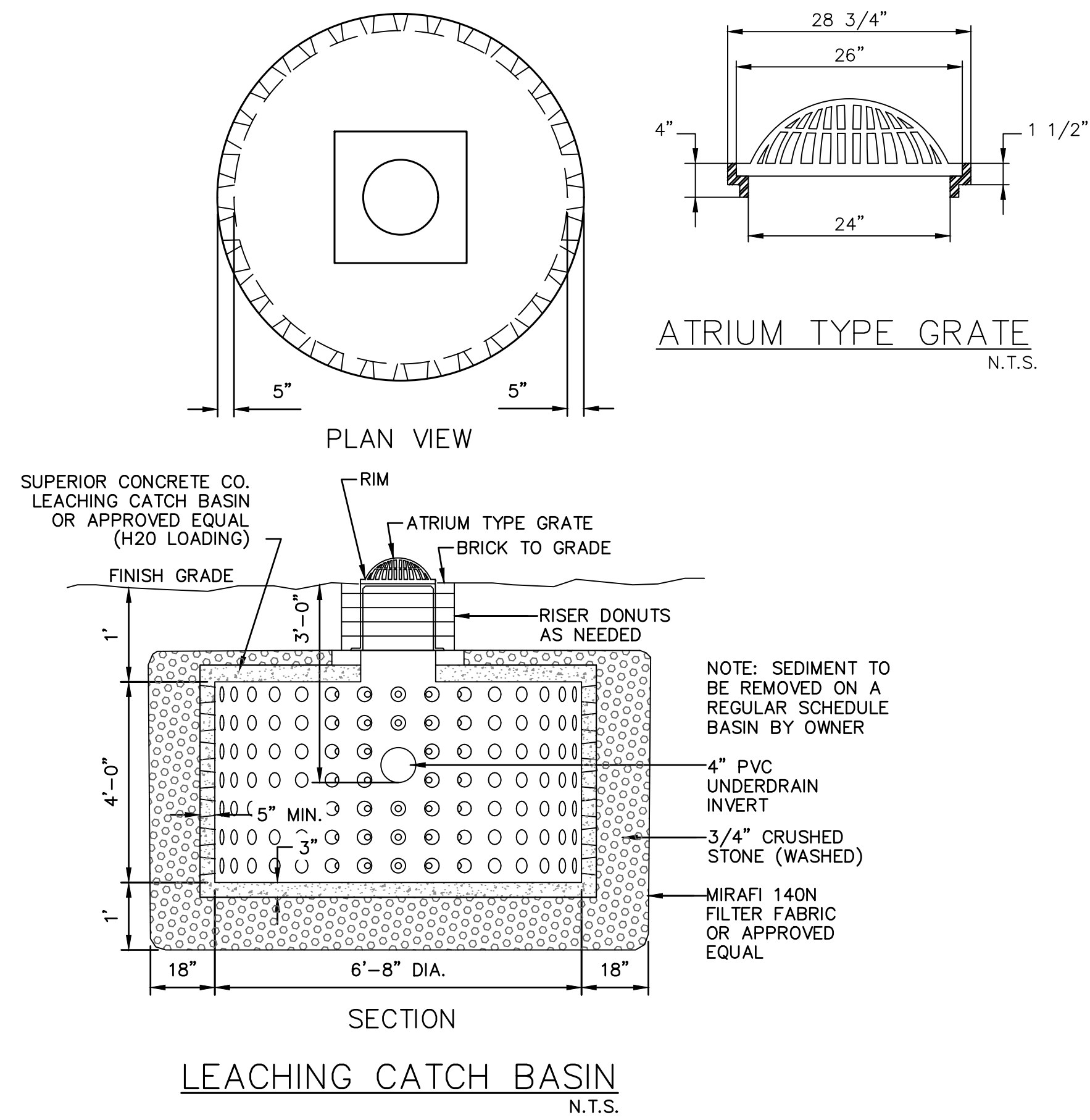


| SCALE: | HORIZ: NTS | VERT: NTS | DATUM: | HORIZ: NTS | VERT: NTS | GRAPHIC SCALE |
|--------|------------|-----------|--------|------------|-----------|---------------|
| | | | | | | |

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 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.6669
 www.fandoc.com

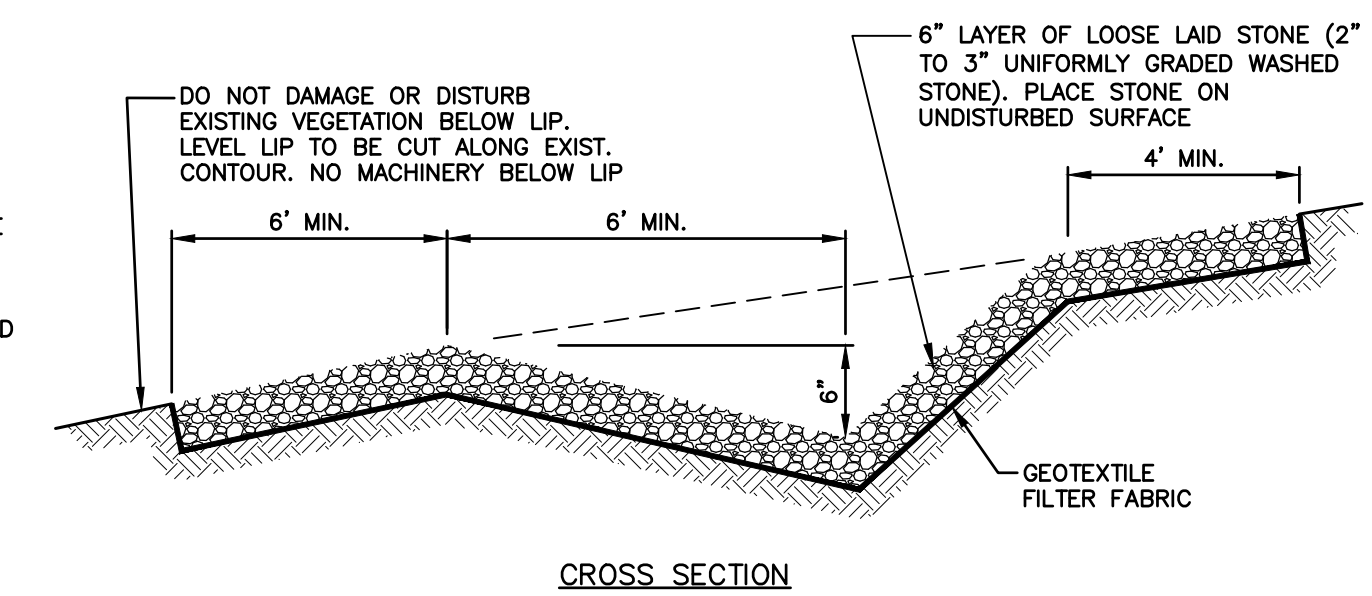
CATE STREET DEVELOPMENT, LLC
DRAINAGE DETAILS
 CATE STREET/ WEST END YARDS
 PORTSMOUTH
 NEW HAMPSHIRE

PROJ. No.: 20180317A10
 DATE: 08/19/2019
CD-510

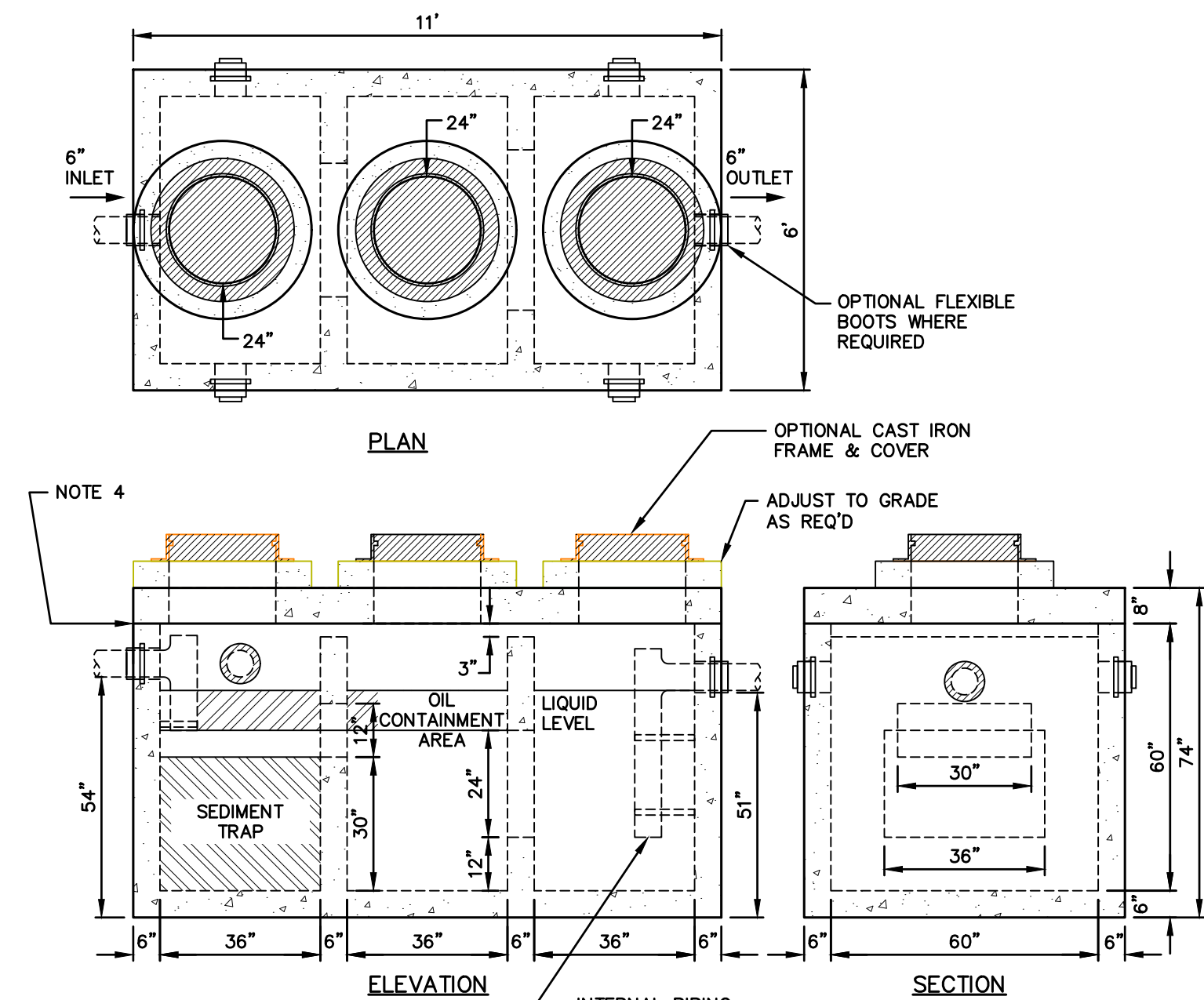


- CONSTRUCTION SPECIFICATIONS**
- SPREADERS SHALL BE INSTALLED WITH LEVEL INSTRUMENT, CONSTRUCT LEVEL UP TO 0% GRADE TO ENSURE UNIFORM SHEET FLOW. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT FILL).
 - SELECT GEOTEXTILE FABRIC BASED ON UNDISTURBED SOILS (SAND, SILTS, CLAY, ETC.).
 - PLACE 6" LAYER OF UNIFORMLY GRADED STONE 2" TO 3" IN DIAMETER, TAKE TO FORM SMOOTH UNIFORM SURFACE. DO NOT FILL VOIDS IN STONE.
 - THE INLET DITCH SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING THE SPREADER.
 - STORM RUN-OFF CONVERTED TO SHEET FLOW ACROSS OUTLET APRON SHALL FLOW ONTO STABILIZED AREA. RUN-OFF SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
 - CONSTRUCTION OF LEVEL LIP SPREADER SHALL BE UPHILL SIDE ONLY. LEVEL LIP AND AREA BELOW SPREADER SHALL BE AT EXISTING GRADE AND UNDISTURBED BY EARTHWORK OR EQUIPMENT. CONSTRUCT SPREADER WITH LIP AT EXISTING ELEVATION AS SPECIFIED.
 - DOWN GRADIENT RECEIVING AREA MUST BE NATURALLY WELL VEGETATED.

- MAINTENANCE NOTES:**
- THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND TO DETERMINE THAT THE DESIGN CONDITIONS HAVE NOT CHANGED.
 - ANY DETRIMENTAL ACCUMULATION OF SEDIMENTS SHOULD BE REMOVED.
 - IF RILLING HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED AND RE-VEGETATED.
 - THE VEGETATION SHOULD BE MOWED OCCASIONALLY TO CONTROL WEEDS AND THE ENCROACHMENT OF WOODY VEGETATION. CLIPPINGS SHOULD BE REMOVED AND DISPOSED OF OUTSIDE THE SPREADER AND AWAY FROM THE OUTLET AREA.

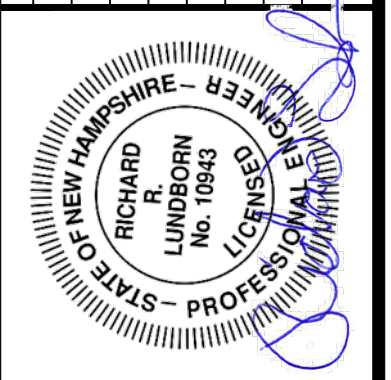


STONE LINED LEVEL SPREADER
NOT TO SCALE



- GENERAL NOTES**
- CONCRETE: FC = 5,000 PSI @ 28 DAYS MINIMUM TYPE III CEMENT
 - STEEL REINFORCEMENT CONFORMS TO LATEST ASTM SPECIFICATIONS: ASTM-A615 GRADE 60 BLACK DEFORMED BARS
 - DESIGN LOADING: AASHTO-HS20-44 DESIGN SPECIFIED AS ACI 318-08, AASHTO-1992
 - BUTYL RUBBER JOINT SEALANT PROVIDED
 - FLEXIBLE SLEEVES PROVIDED ALL PIPE CONNECTIONS
 - PIPE SIZES AND COMPARTMENT CONFIGURATIONS PER JOB SPECIFICATIONS
- EST WEIGHTS:**
 TOP SLAB - 6,500 LBS
 BASE - 20,500 LBS
 TOTAL - 27,000 LBS

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |



SCALE: HORZ.: NTS
 VERT.:
 DATUM:
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 VERT.:
 GRAPHIC SCALE

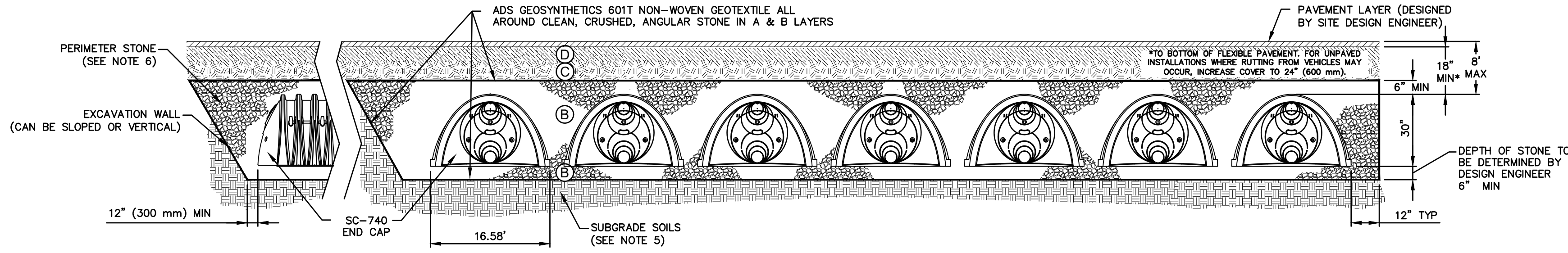
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 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CD-511

| MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|-------------------|--|---|--|
| D | FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10 | BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN). |
| B | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. | AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57 | NO COMPACTION REQUIRED. |
| A | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹ |

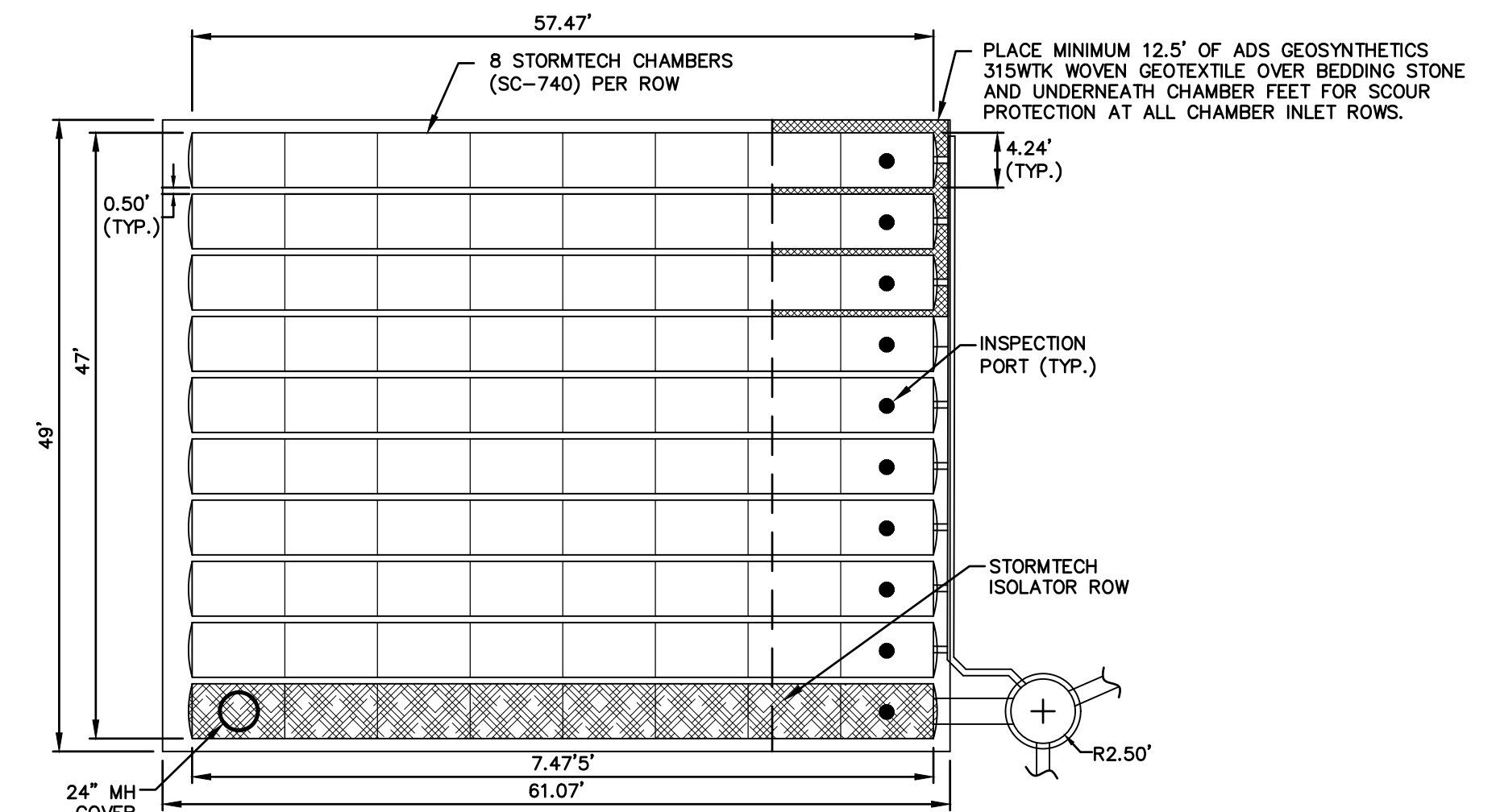
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



SC-740 SECTION VIEW

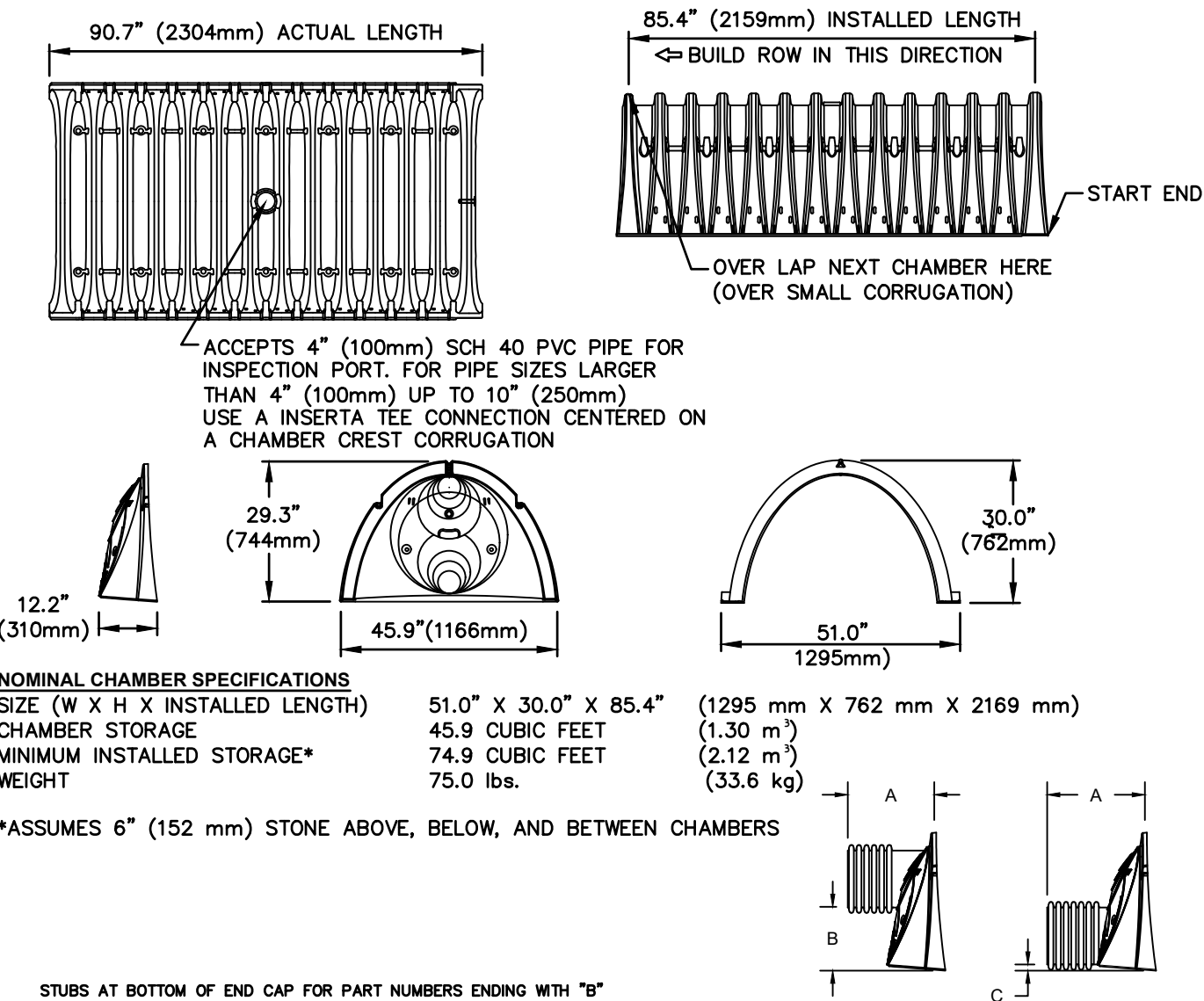
NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



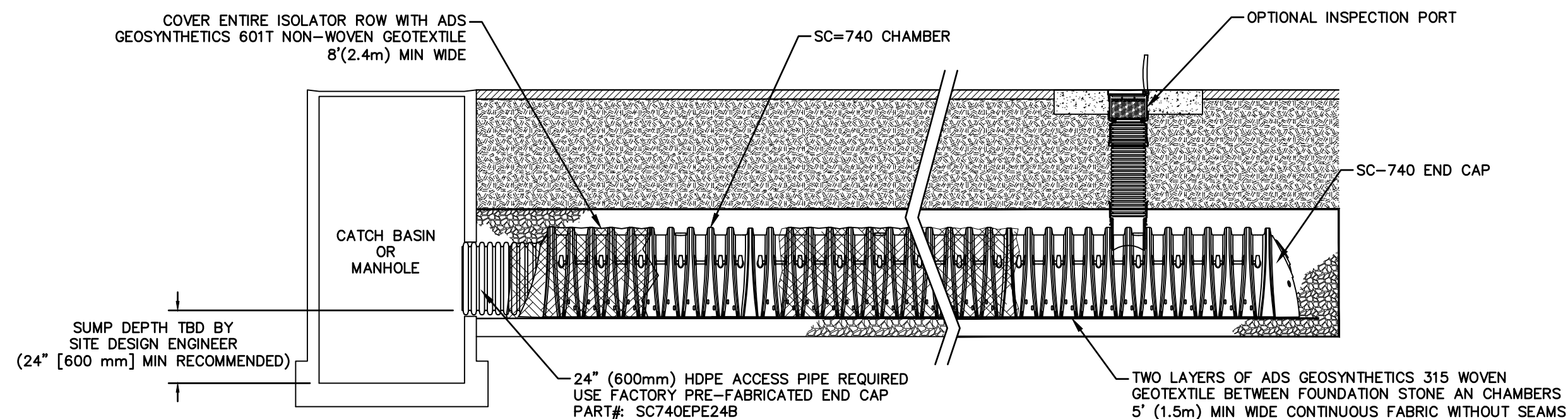
SC-740 PLAN VIEW

SC-740 TECHNICAL SPECIFICATION



| PART # | STUB | A | B | C |
|-----------------------------|--------------|----------------|----------------|--------------|
| SC740EPE08T / SC740EPE08TPC | 6" (150 mm) | 10.9" (277 mm) | 18.5" (470 mm) | --- |
| SC740EPE08B / SC740EPE08BPC | --- | --- | --- | 0.5" (13 mm) |
| SC740EPE08T / SC740EPE08TPC | 8" (200 mm) | 12.2" (310 mm) | 16.5" (419 mm) | --- |
| SC740EPE08B / SC740EPE08BPC | --- | --- | --- | 0.6" (15 mm) |
| SC740EPE10T / SC740EPE10TPC | 10" (250 mm) | 13.4" (340 mm) | 14.5" (368 mm) | --- |
| SC740EPE10B / SC740EPE10BPC | --- | --- | --- | 0.7" (18 mm) |
| SC740EPE12T / SC740EPE12TPC | 12" (300 mm) | 14.7" (373 mm) | 12.5" (318 mm) | --- |
| SC740EPE12B / SC740EPE12BPC | --- | --- | --- | 1.2" (30 mm) |
| SC740EPE15T / SC740EPE15TPC | 15" (375 mm) | 18.4" (467 mm) | 9.0" (229 mm) | --- |
| SC740EPE15B / SC740EPE15BPC | --- | --- | --- | 1.3" (33 mm) |
| SC740EPE18T / SC740EPE18TPC | 18" (450 mm) | 19.7" (500 mm) | 5.0" (127 mm) | --- |
| SC740EPE18B / SC740EPE18BPC | --- | --- | --- | 1.6" (41 mm) |
| SC740EPE24B* | 24" (600 mm) | 18.5" (470 mm) | --- | 0.1" (3 mm) |

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.
* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE H-12 STUB SO THAT THE FITTING SITS LEVEL.
NOTE: ALL DIMENSIONS ARE NOMINAL.



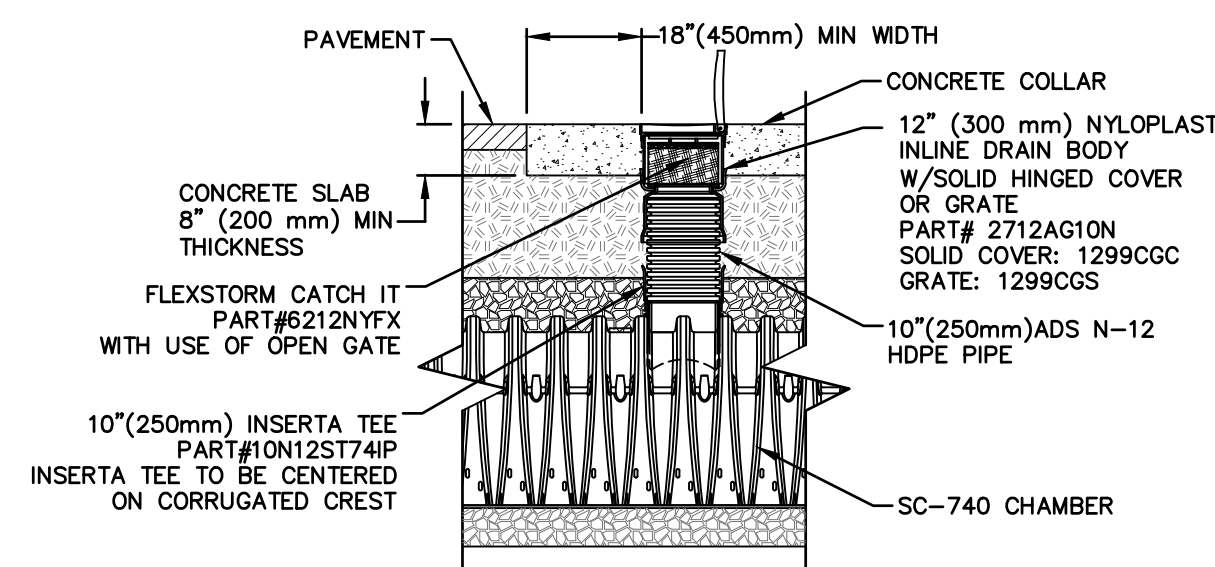
SC-740 ISOLATOR ROW DETAIL

INSPECTION & MAINTENANCE

- INSPECT ISOLATOR ROW FOR SEDIMENT
 - INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- ALL ISOLATOR ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
 - A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

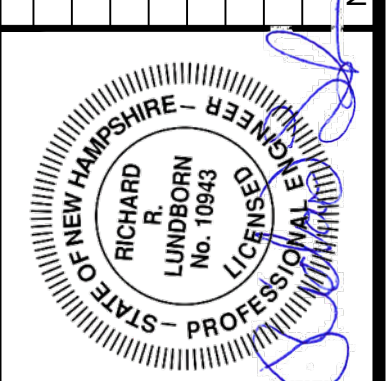
NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



SC-740 INSPECTION PORT DETAIL

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 1 | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |
| 2 | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 3 | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 4 | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 5 | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |



| | | |
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| DATUM: | HORIZ.: NTS | VERT.: NTS |
| GRAPHIC SCALE | | |

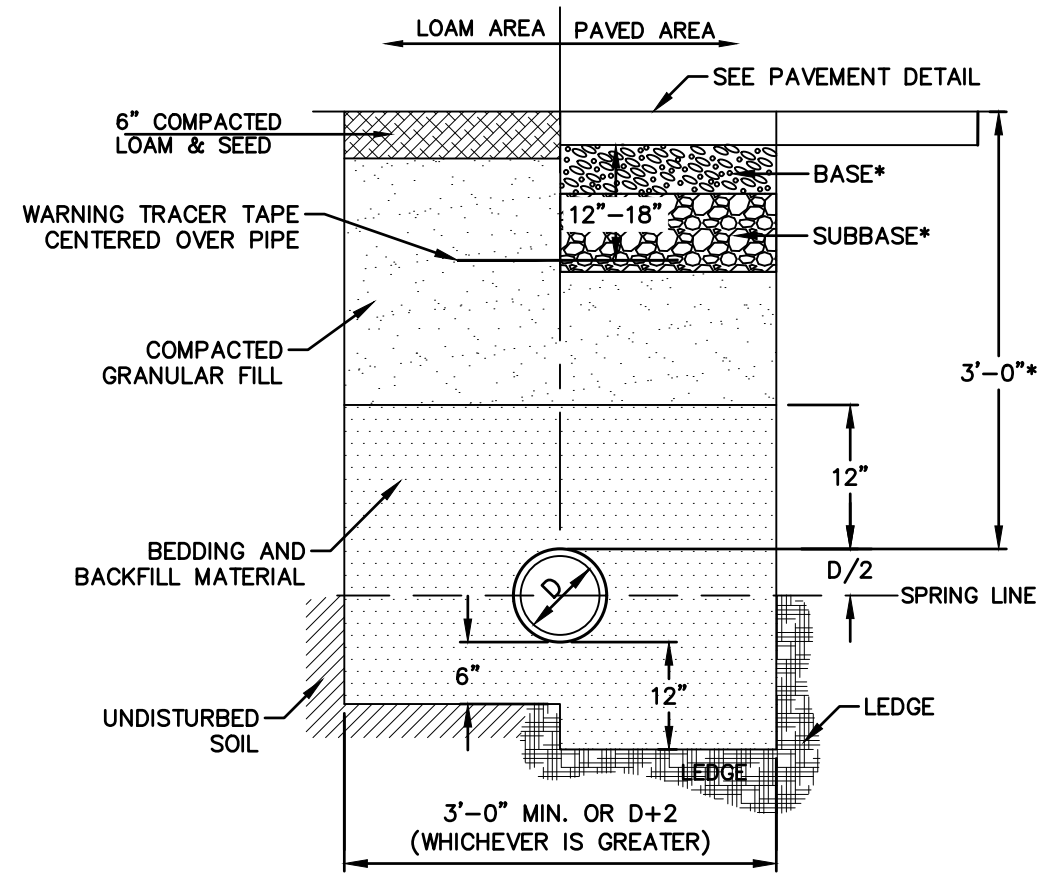
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 5 FLETCHER STREET, SUITE 1
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CATE STREET DEVELOPMENT, LLC
 DRAINAGE DETAILS
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317A10
 DATE: 08/19/2019

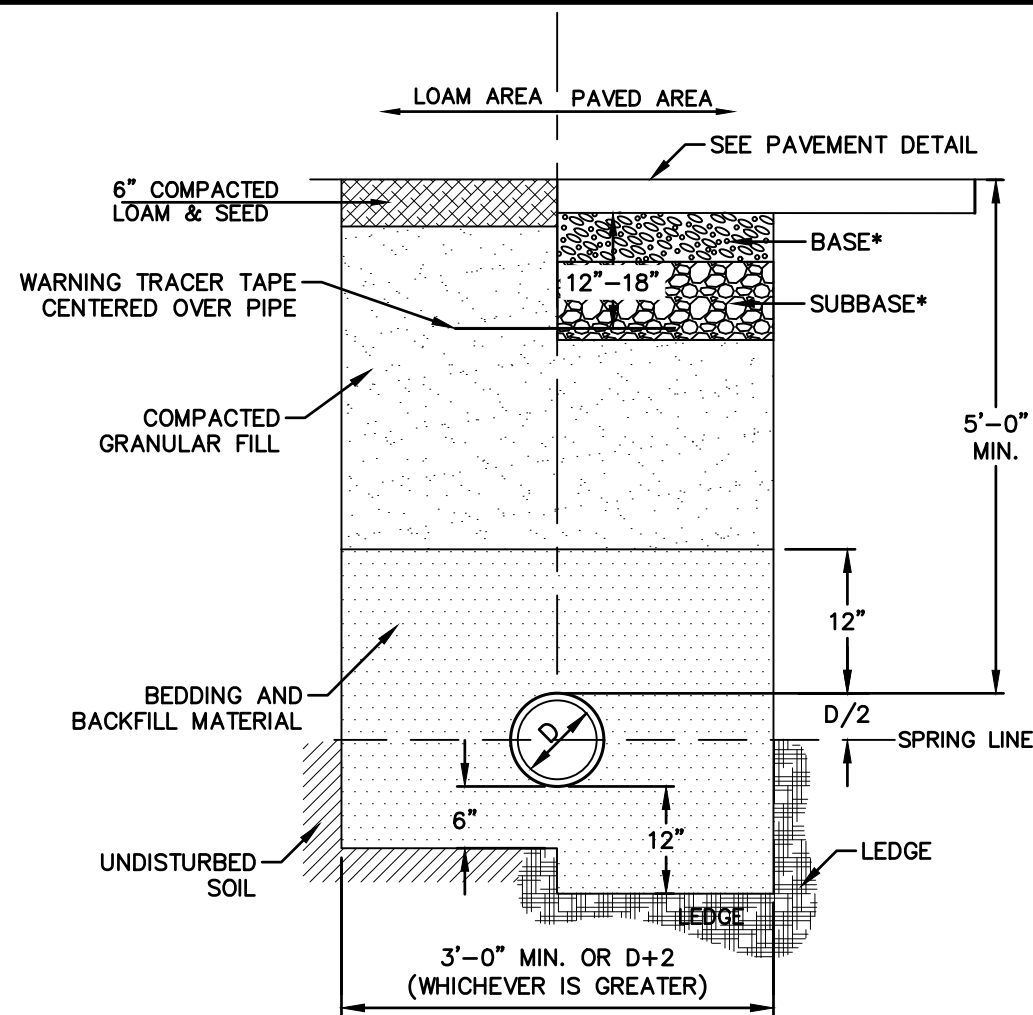
CD-512

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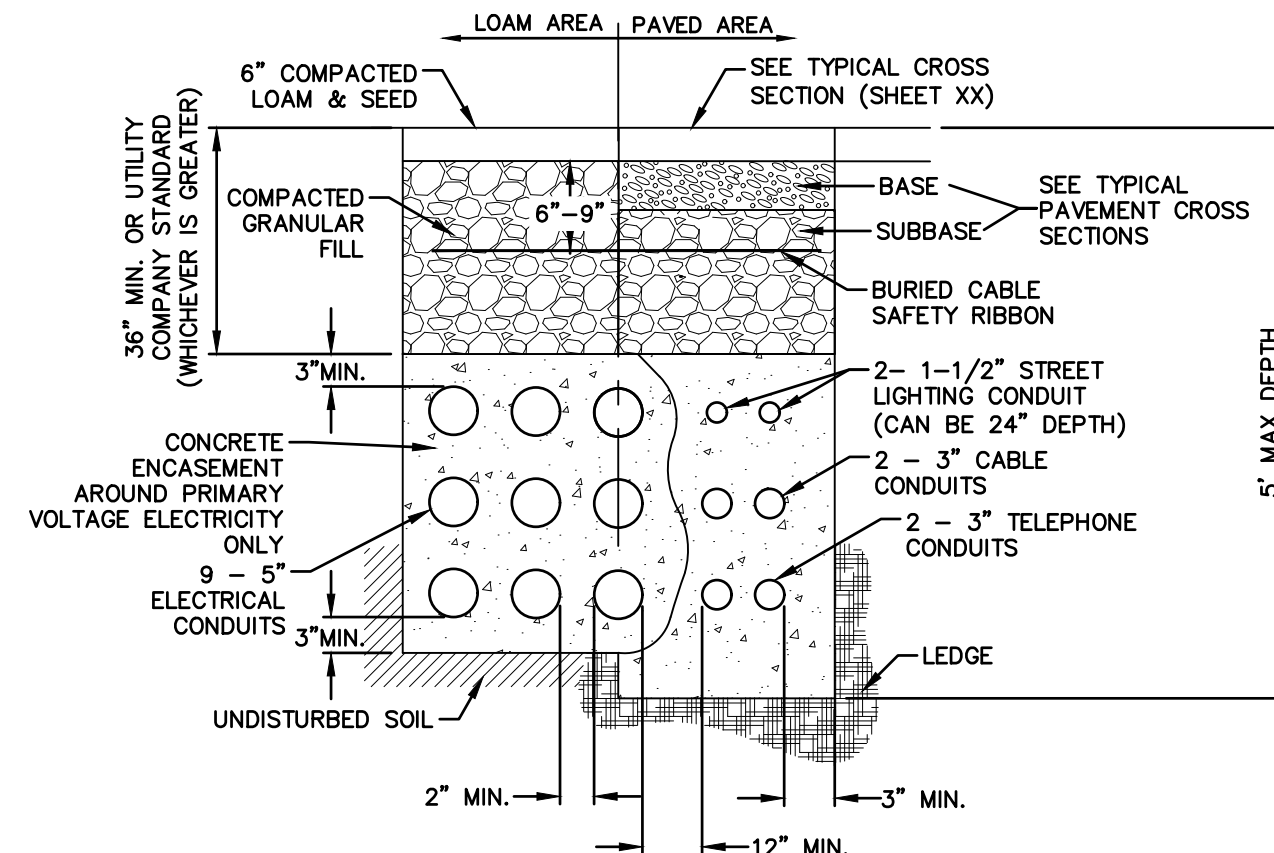
GAS TRENCH
NOT TO SCALE

*NOTE: GAS MAIN NO DEEPER THAN 3' UNLESS IN A SPECIAL SITUATION.



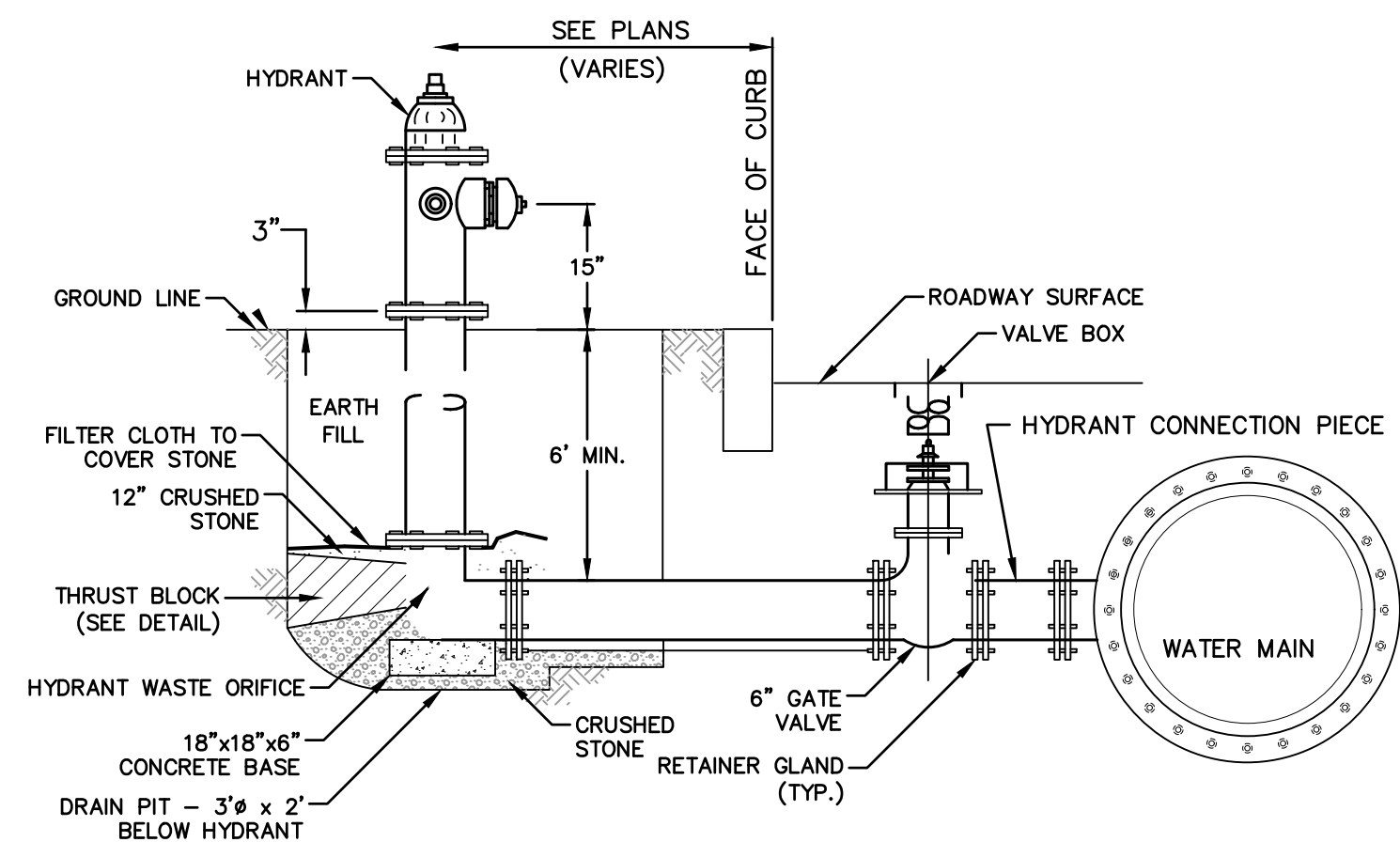
WATER TRENCH SECTION
NOT TO SCALE

- NOTES:
1. WATER MAINS SHALL BE CONSTRUCTED USING CITY OF PORTSMOUTH STANDARDS.
 2. ANY WATER LINES INSTALLED UNDER GUARD RAIL SHALL BE 3' DEEPER THAN POST DEPTH.



ELECTRICAL AND COMMUNICATION CONDUIT
NOT TO SCALE

1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL OR AS SHOWN ON CONDUIT PLAN.
2. DIMENSIONS SHOWN REPRESENTS OWNER'S MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT MAY NOT BE LESS THAN SHOWN.
3. NO CONDUIT SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
4. A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, MUST BE INSTALLED IN THE CONDUIT BEFORE UTILITY COMPANY IS NOTIFIED TO INSTALL CABLE. THE STRING SHOULD BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
5. UTILITY COMPANY MUST BE GIVEN THE OPPORTUNITY TO INSPECT THE CONDUIT PRIOR TO BACKFILL. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS SHOULD THE UTILITY COMPANY BE UNABLE TO INSTALL ITS CABLE IN A SUITABLE MANNER.
6. ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND, WHERE APPLICABLE, THE NATIONAL ELECTRIC CODE.
7. ALL 90° SWEEPS WILL BE MADE USING RIGID GALVANIZED STEEL. SWEEPS WITH A 35° TO 48° RADIUS.?????

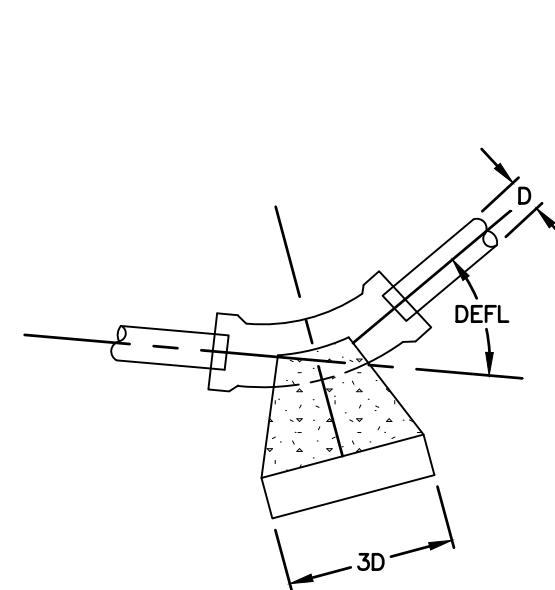


FIRE HYDRANT
NOT TO SCALE

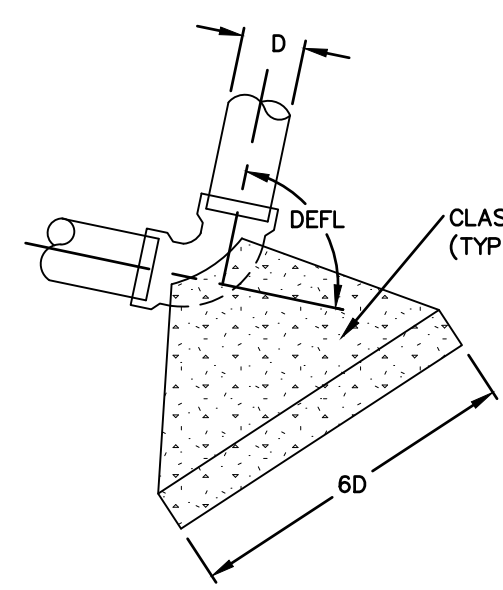
NOTE: HYDRANT INSTALLATION AND OPERATION, MANUFACTURE AND MODEL, AND STANDARD DIMENSIONAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF PORTSMOUTH WATER DEPARTMENT AND FIRE DEPARTMENT.

| PPE DIA. (INCHES) | MINIMUM THRUST BLOCK VOLUME (CUBIC YARDS) |
|-------------------|---|
| 4 | 0.2 |
| 6 | 0.25 |
| 8 | 0.3 |
| 10 | 0.35 |
| 12 | 0.4 |
| 16 | 0.7 |

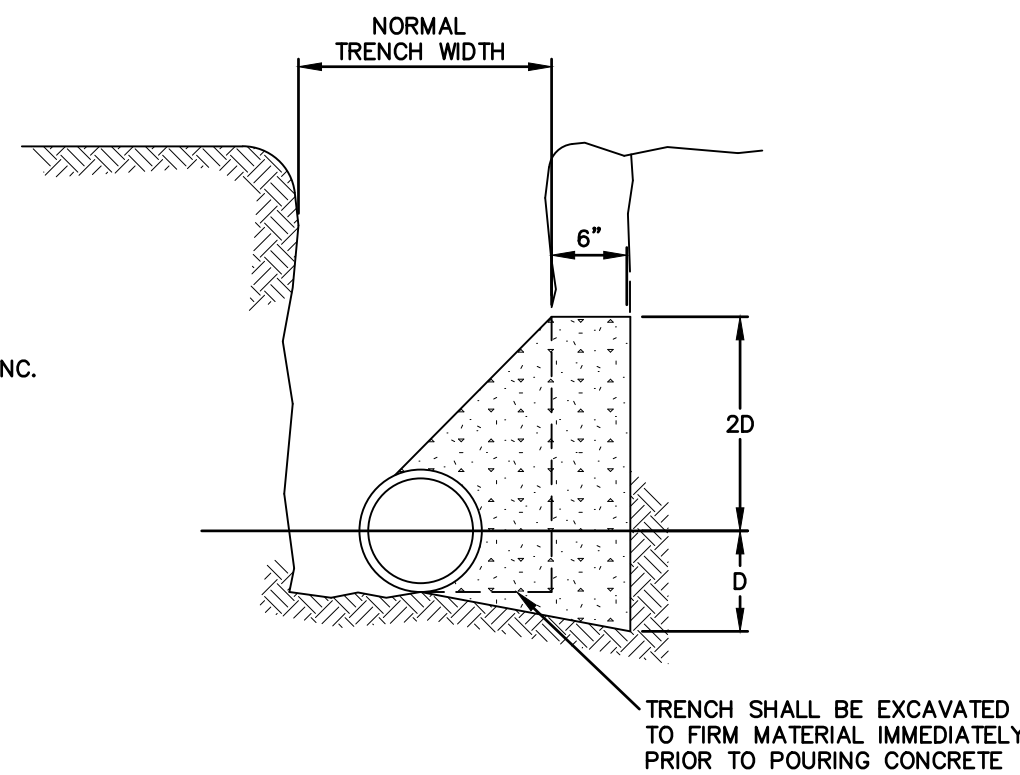
| PPE DIA. (INCHES) | MINIMUM THRUST BLOCK VOLUME (CUBIC YARDS) |
|-------------------|---|
| 4 | 0.25 |
| 6 | 0.3 |
| 8 | 0.5 |
| 10 | 0.7 |
| 12 | 1.0 |
| 16 | 1.6 |



PLAN ELBOW - DEFL. LESS THAN 50



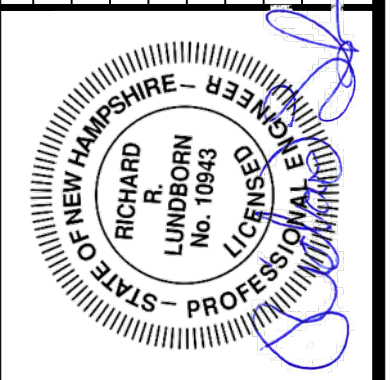
PLAN ELBOW - DEFL. MORE THAN 50



SECTION

CONCRETE THRUST BLOCKS
NOT TO SCALE

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |



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|---------------|-------------|------------|
| SCALE: | HORIZ.: NTS | VERT.: NTS |
| DATUM: | HORIZ.: NTS | VERT.: NTS |
| GRAPHIC SCALE | 0 | |

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CATE STREET DEVELOPMENT, LLC
WATER & UTILITY DETAILS
CATE STREET/ WEST END YARDS
PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
DATE: 08/19/2019

CD-520

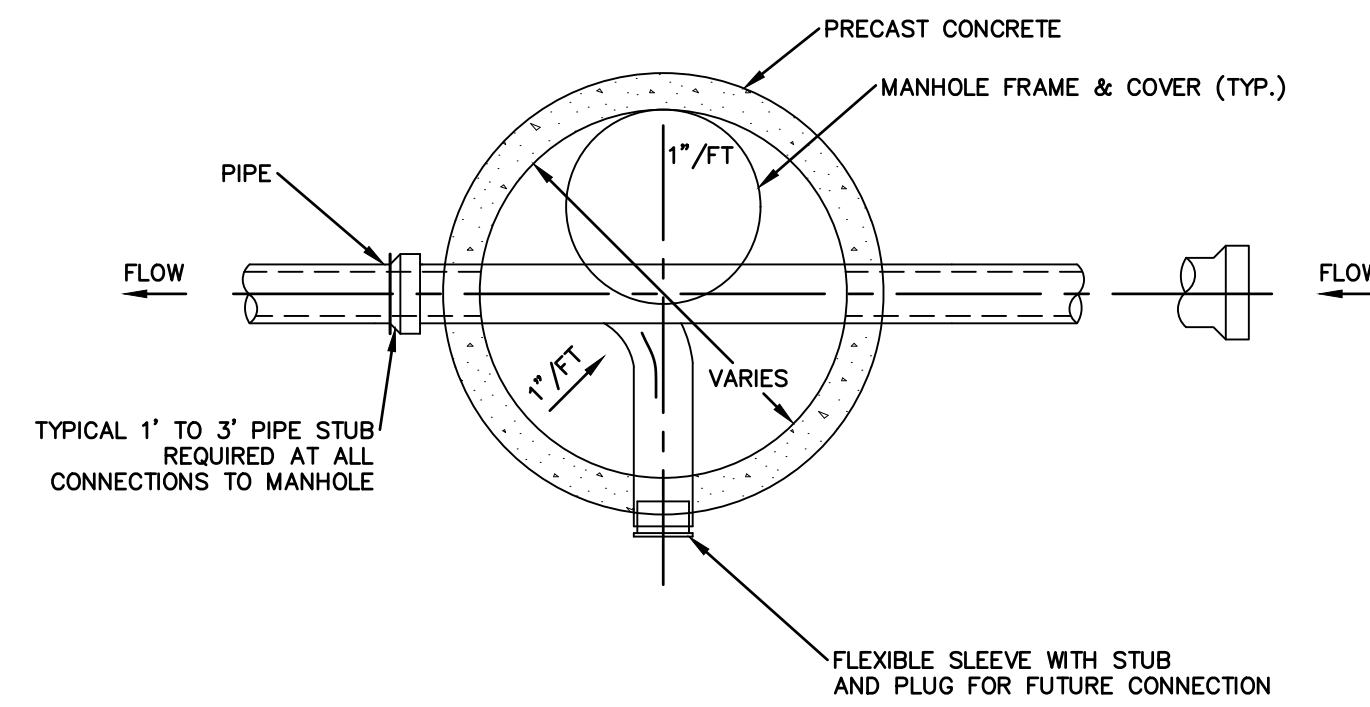
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 MS VIEW: LAYER STATE: Plotter: DWG TO PDF-PC3 CTB File: FO.STB

MANHOLE NOTES

1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO ENSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT.
3. INVERT BRICK SHALL BE LAID ON EDGE
4. BITUMINOUS WATERPROOF COATING TO BE APPLIED TO ENTIRE EXTERIOR OF MANHOLE.
5. MANHOLE FRAME AND COVER SHALL BE JORDAN IRONWORKS HINGE COVER PER CITY OF PORTSMOUTH STANDARD.
6. HORIZONTAL JOINTS SHALL BE SEALED FOR WATER TIGHTNESS USING A DOUBLE ROW OF ELASTOMERIC PR MASTIC-LIKE SEALANT.
7. BARREL AND CONE SECTIONS SHALL BE PRECAST REINFORCED CONCRETE DESIGNED FOR H20 LOADING, AND CONFORMING TO ASTM C478-06.
8. INTERIOR OF SEWER MANHOLES SHALL BE LINED IN ACCORDANCE WITH SECTION 33 01 30.63.

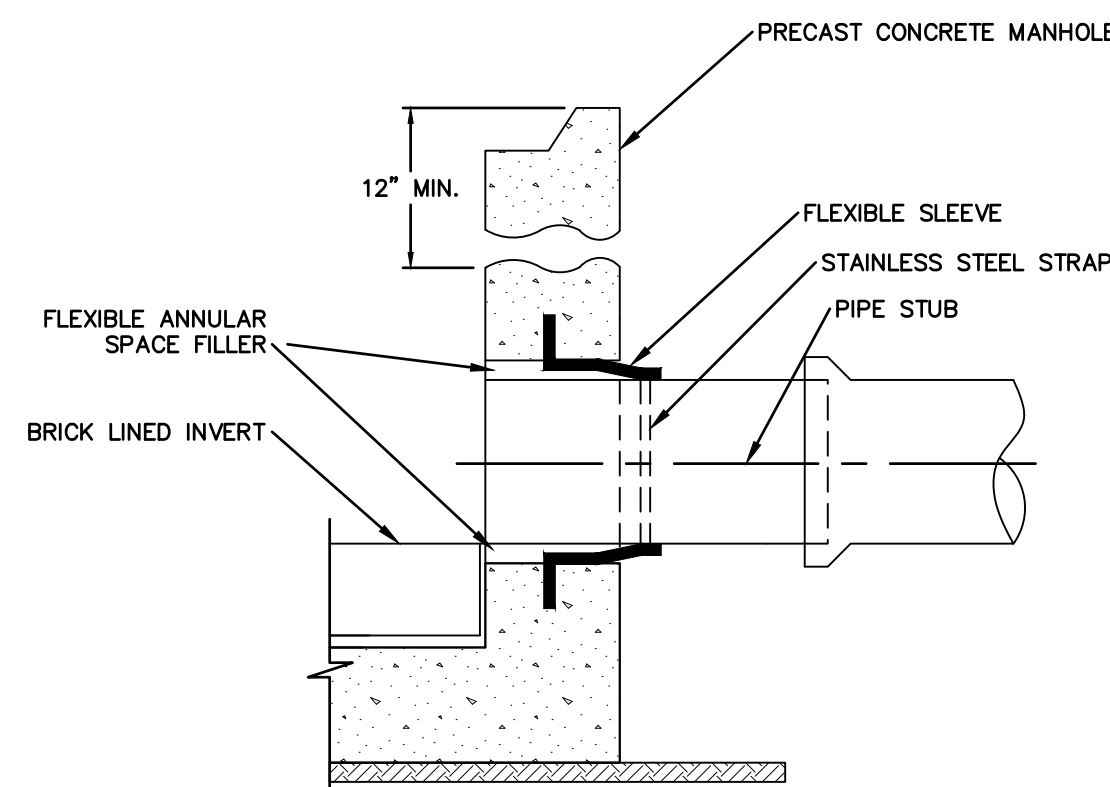
MANHOLE NOTES

SCALE: N.T.S.



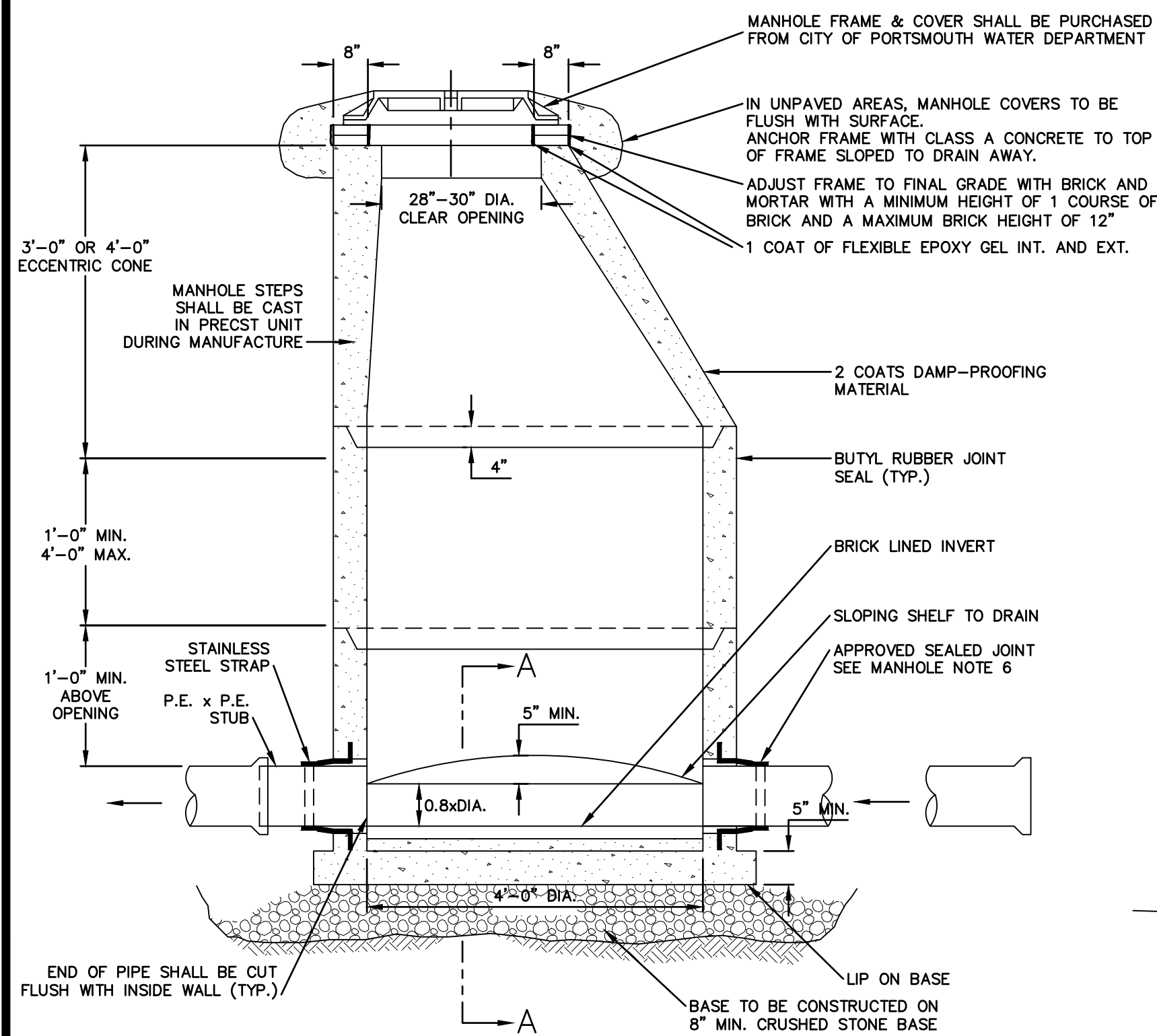
MANHOLE PLAN VIEW

SCALE: N.T.S.



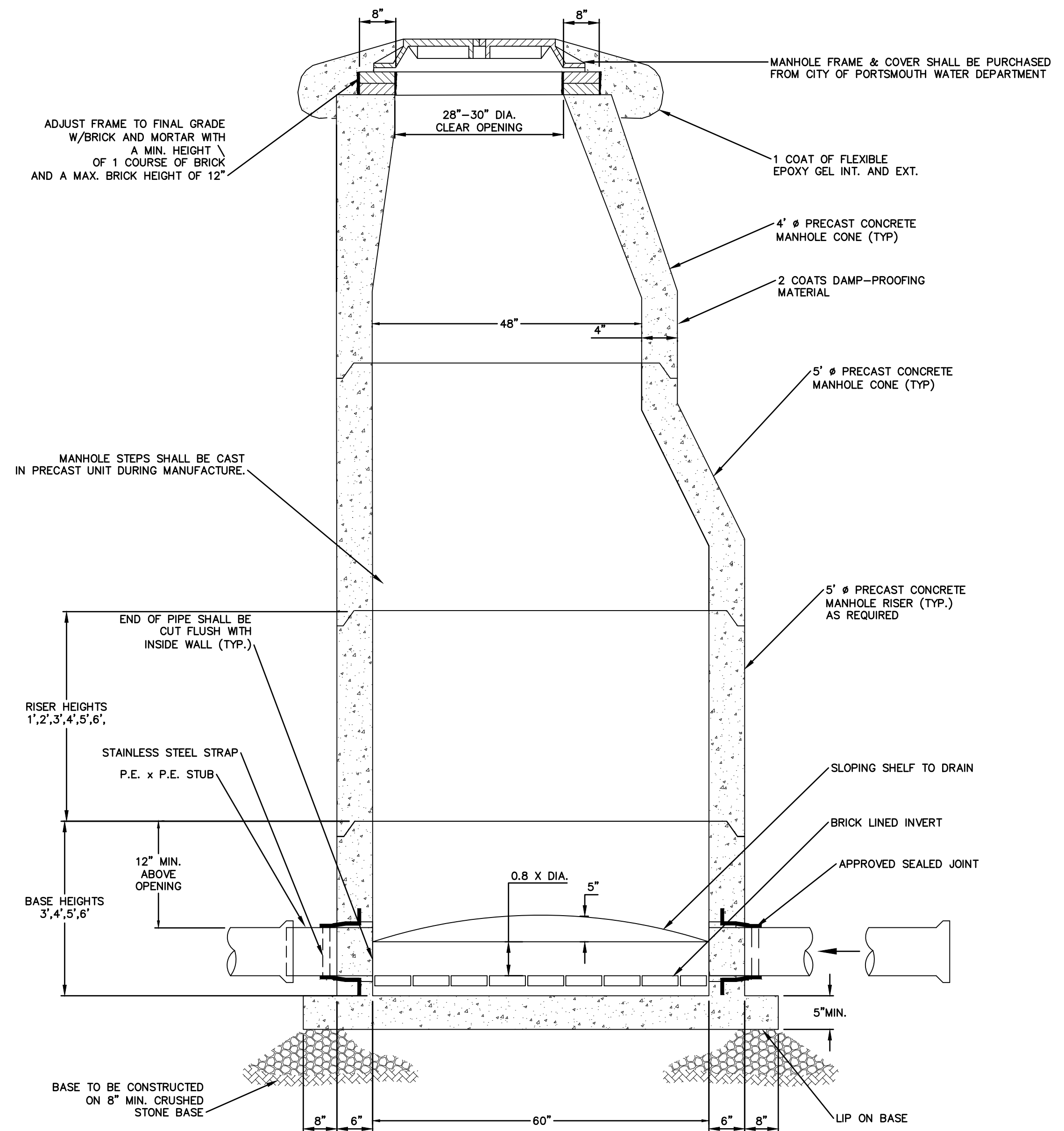
FLEXIBLE SLEEVE

SCALE: N.T.S.



4' PRECAST MANHOLE

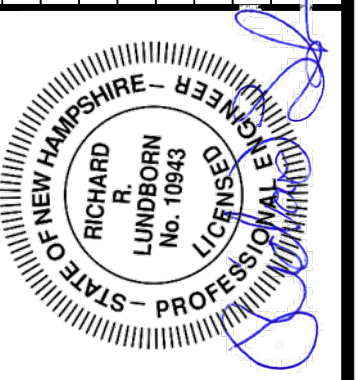
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5' PRECAST MANHOLE

SCALE: N.T.S.

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |



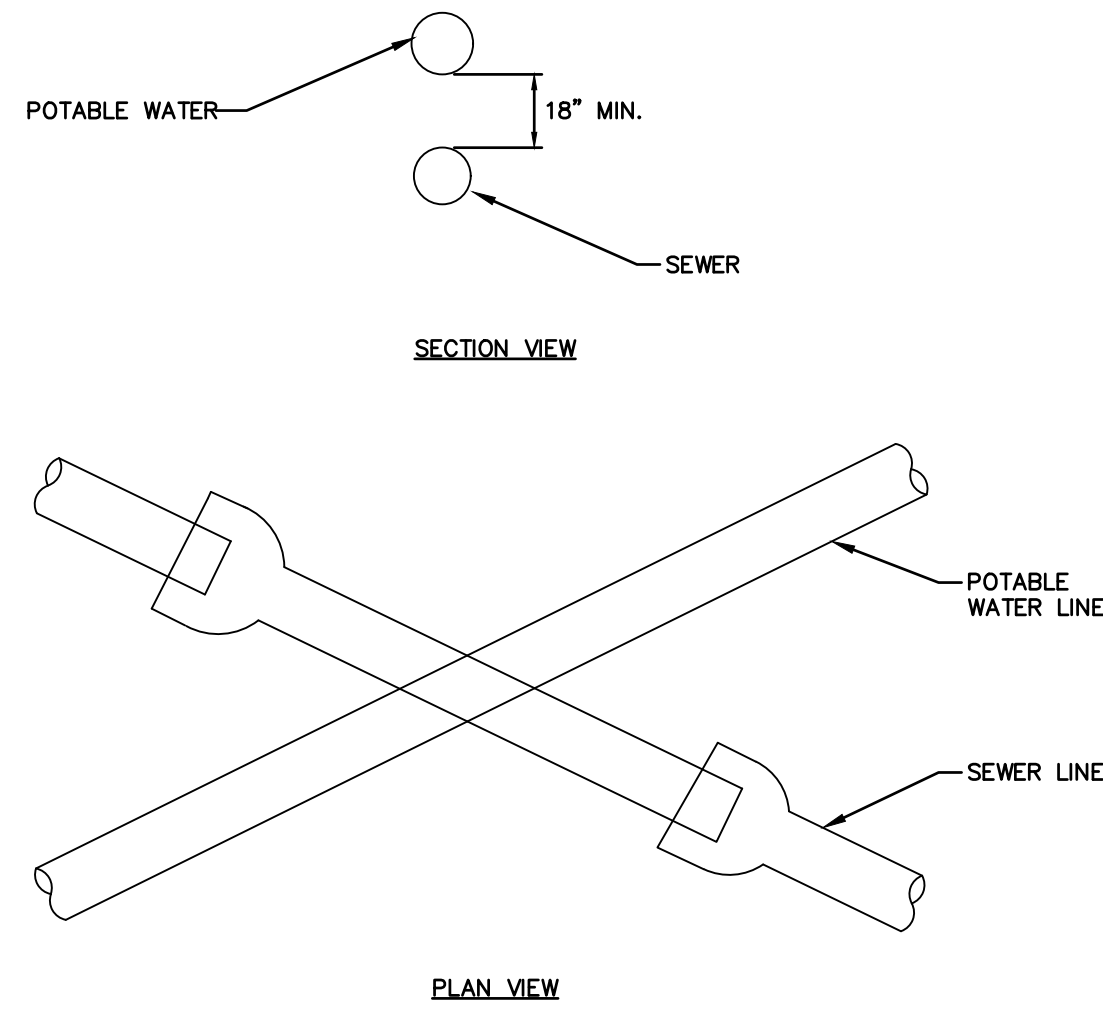
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| | VERT.: N.T.S. |
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| | VERT.: N.T.S. |

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SEWER DETAILS
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019

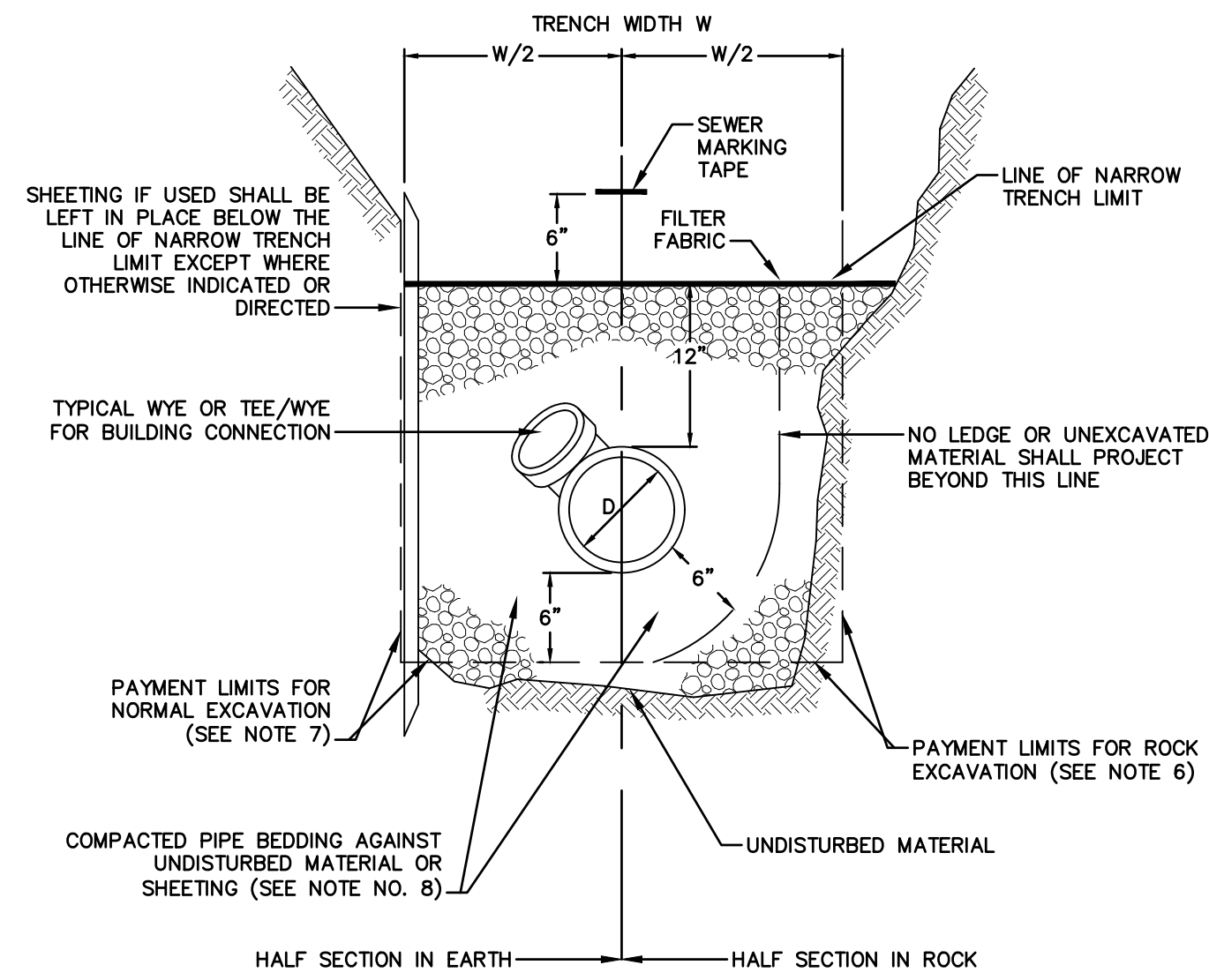
CD-530



SEWER AND WATER CROSSING NOTES

- SEWER JOINTS SHALL BE EQUIDISTANT FROM AND LOCATED AS FAR AS POSSIBLE AWAY FROM THE WATER LINE
- IF THE VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER IS LESS THAN 18 INCHES (WATER MAIN IS ABOVE SEWER), USE ONE OF THE FOLLOWING PROCEDURES: A) THE WATER MAIN SHALL BE RECONSTRUCTED FOR A DISTANCE OF 10 FEET ON EACH SIDE OF SEWER WITH RUBBER-GASKETED MECHANICAL JOINT PIPE ONE FULL LENGTH WATER MAIN SHOULD BE CENTERED OVER SEWER, B) CONSTRUCT BOTH THE WATER & SEWER PIPE OF RUBBER-GASKETED, CEMENT-LINED DUCTILE IRON PIPE OR EQUIVALENT AND PRESSURE TEST BOTH PIPES, OR C) ENCASE BOTH PIPES IN CONCRETE.

CROSSING OF SEWER & POTABLE WATER LINES
NOT TO SCALE

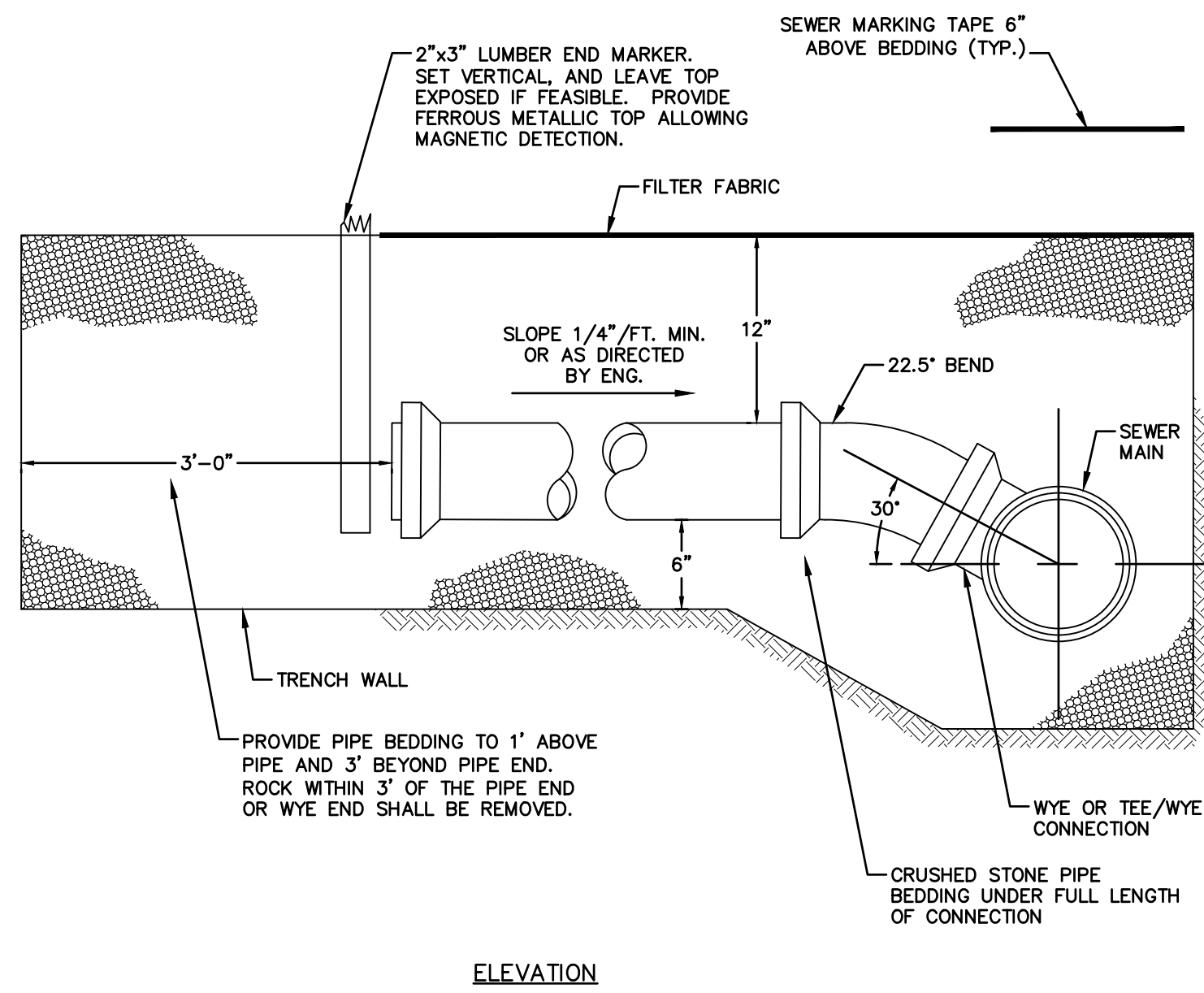


TYPICAL SEWER TRENCH
NOT TO SCALE

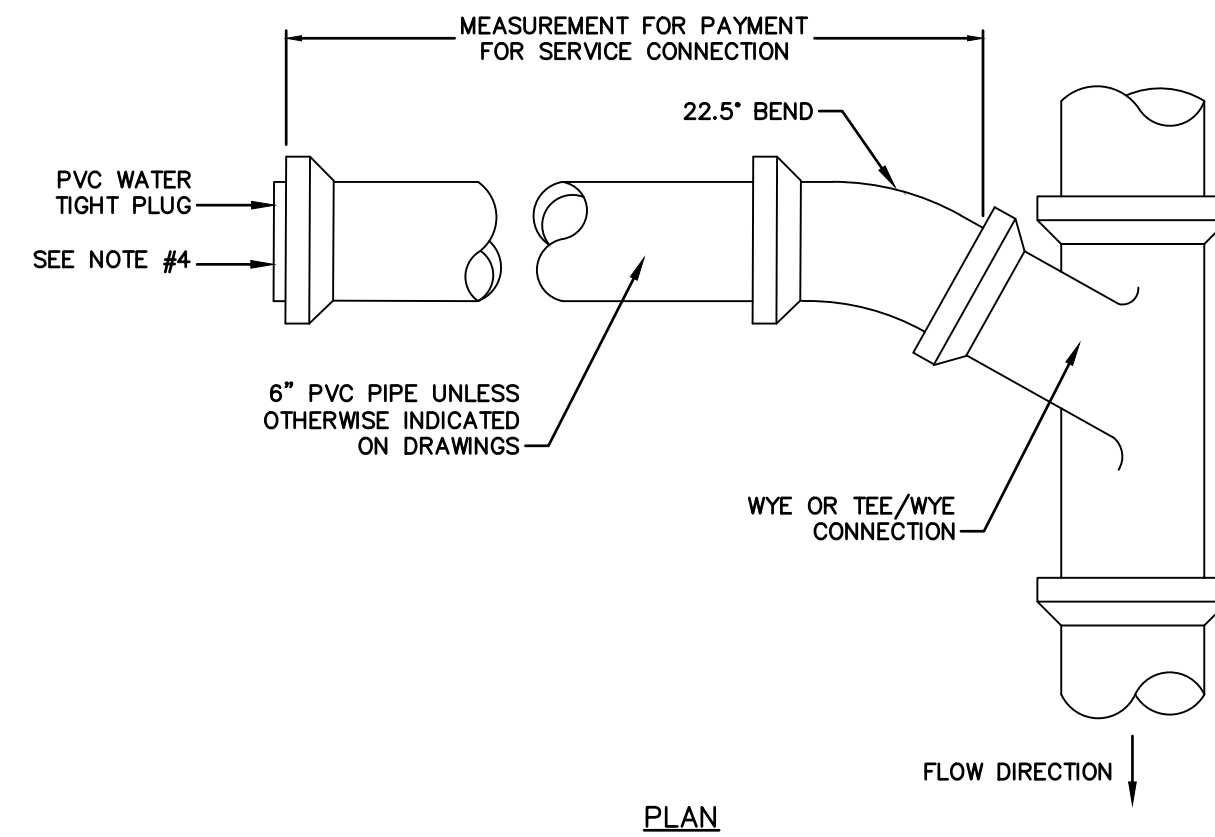
SANITARY SEWER PIPE TRENCH NOTES

- DEPTH OF SEWER SHALL BE AS SHOWN ON DRAWINGS.
 - SEWER TRENCHES MAY BE EXCAVATED WIDER THAN TRENCH WIDTH W ABOVE THE "LINE OF NARROW TRENCH LIMIT." AT THE CONTRACTORS EXPENSE.
 - BELOW THE "LINE OF NARROW TRENCH LIMIT" THE TRENCH SHALL NOT BE EXCAVATED BEYOND THE TRENCH WIDTH W.
 - IF EXCAVATION AND BACKFILL BELOW NORMAL DEPTH IS REQUIRED, SHEETING MAY BE ORDERED.
 - SHEETING, IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE SEWER PIPE, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ENGINEER.
 - ALL ROCK WITHIN 3'-0" HORIZONTALLY OF THE ENDS OF BUILDING CONNECTIONS, BRANCHES AND STUBS, AND DOWN TO A HORIZONTAL PLANE 6" BELOW THE BOTTOMS OF SUCH ITEMS SHALL BE REMOVED.
 - TRENCH WIDTHS AND PAYMENT LIMIT SHALL BE AS FOLLOWS:
- | NUMBER OF PIPE IN TRENCH | DIAMETER PIPE "D" | TRENCH WIDTH "W" | PAYMENT LIMIT |
|--------------------------|-------------------|------------------|---------------|
| ONE | 12" AND SMALLER | 4'-0" | 4'-0" |
| TWO | 12" AND SMALLER | 7'-0" | 7'-0" |
- WHERE CONCRETE ENCASEMENT IS CALLED FOR BY THE PLANS, OR WHEN DIRECTED BY THE ENGINEER, REPLACE BEDDING AND BACKFILL BELOW THE "LINE OF NARROW TRENCH LIMIT" WITH CLASS "A" CONCRETE.
 - SEWER MARKING TAPE SHALL BE INSTALLED A MINIMUM OF 18" ABOVE THE SANITARY SEWER, FORCE MAIN AND SERVICE CONNECTION PIPE.
 - SANITARY SEWER PIPE AND SERVICE CONNECTION PIPE SHALL HAVE FILTER FABRIC INSTALLED ON TOP OF THE PIPE BEDDING AS SHOWN ON THE DETAILS.

SANITARY SEWER PIPE TRENCH NOTES
SCALE: N.T.S.

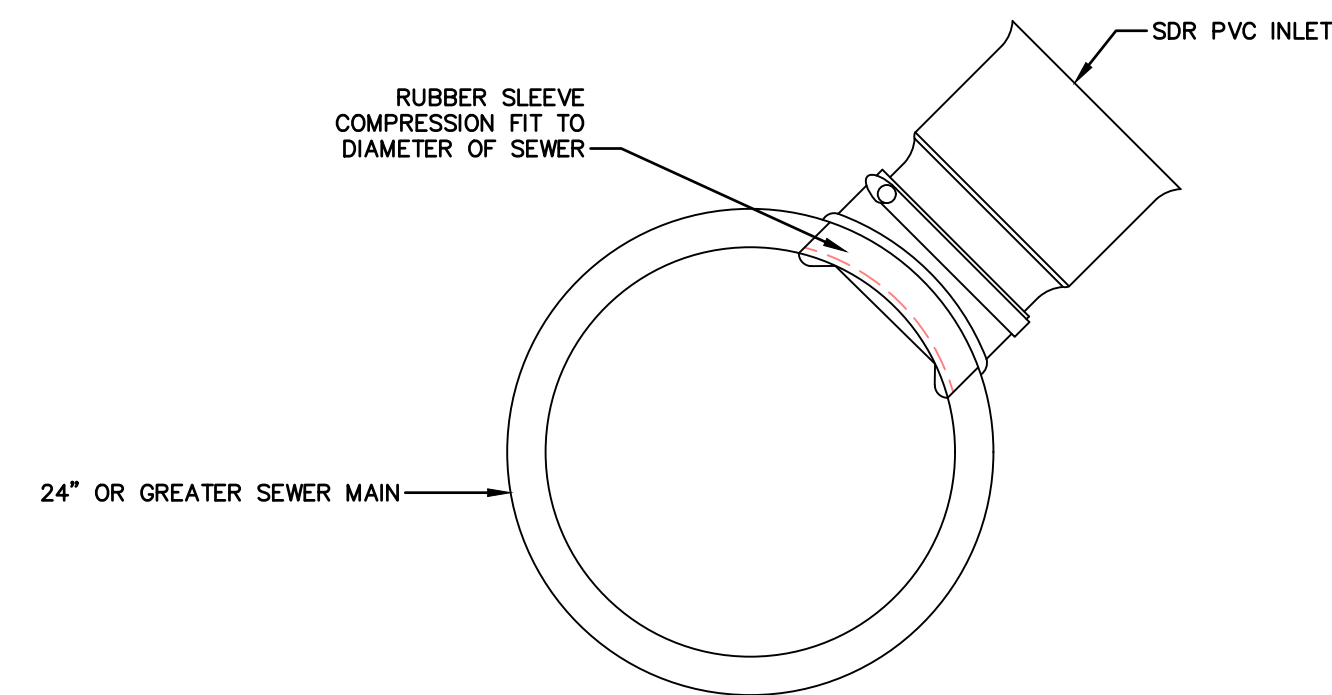


SERVICE CONNECTIONS
NOT TO SCALE



SERVICE CONNECTION NOTES

- NO LEDGE OR UNEXCAVATED MATERIAL SHALL PROJECT WITHIN 6" OF THE PIPE IN ANY DIRECTION
- EXACT LOCATION AND ELEVATION OF SERVICE CONNECTIONS TO BE DETERMINED AND SET IN THE FIELD DURING CONSTRUCTION
- EXACT LOCATION OF WYES/TEES, WHERE DIRECTED TO BE INSTALLED, SHALL BE SET IN THE FIELD DURING CONSTRUCTION
- PROVIDE DI TO PVC TRANSITION COUPLING AT END OF DI SERVICE CONNECTION



INSERTA TEE - SERVICE CONNECTION 24" MAIN & LARGER
N.T.S.

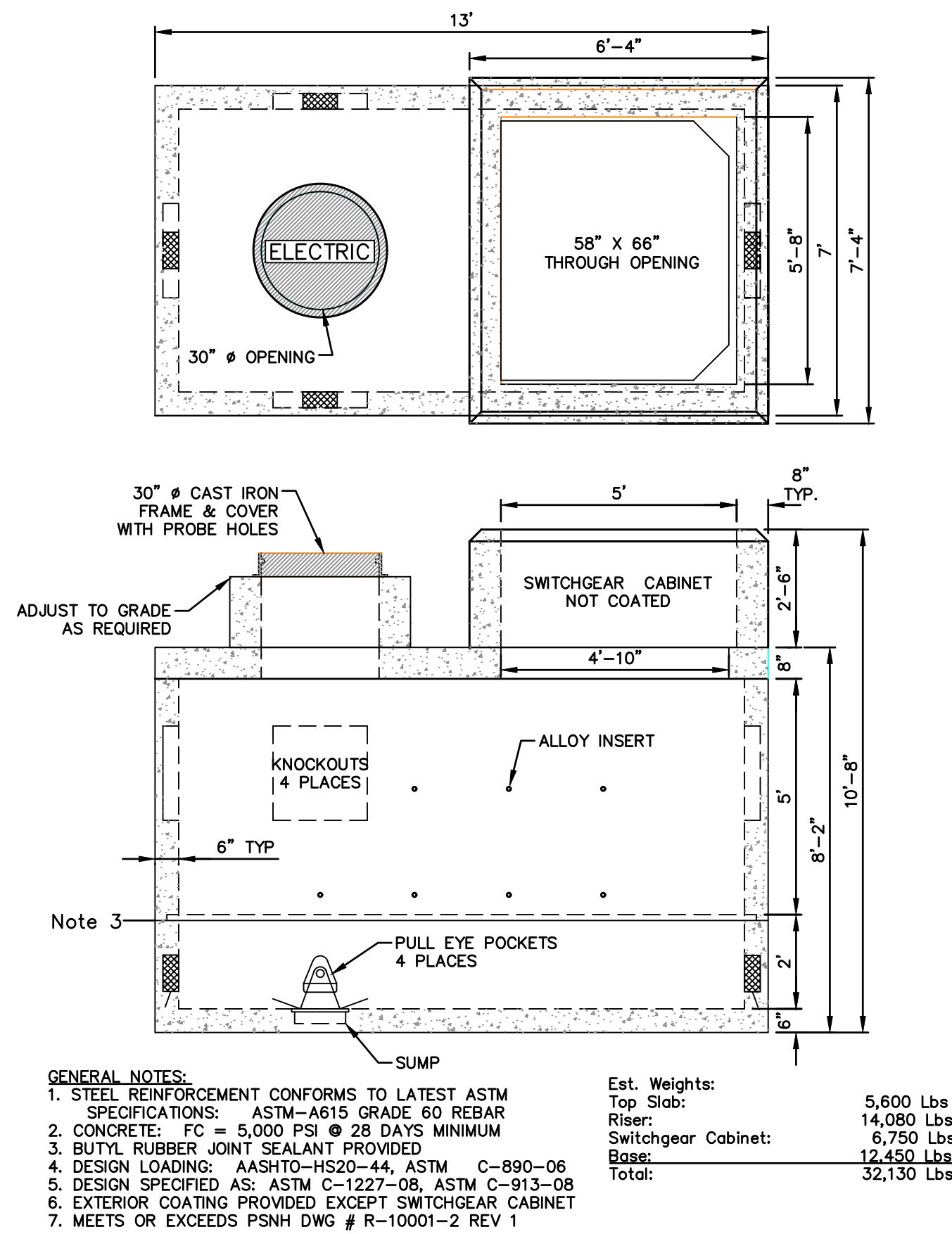
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| 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 3/18/2019 | TAC SUBMITTAL | JVA/DAD |

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DATUM:
GRAPHIC SCALE

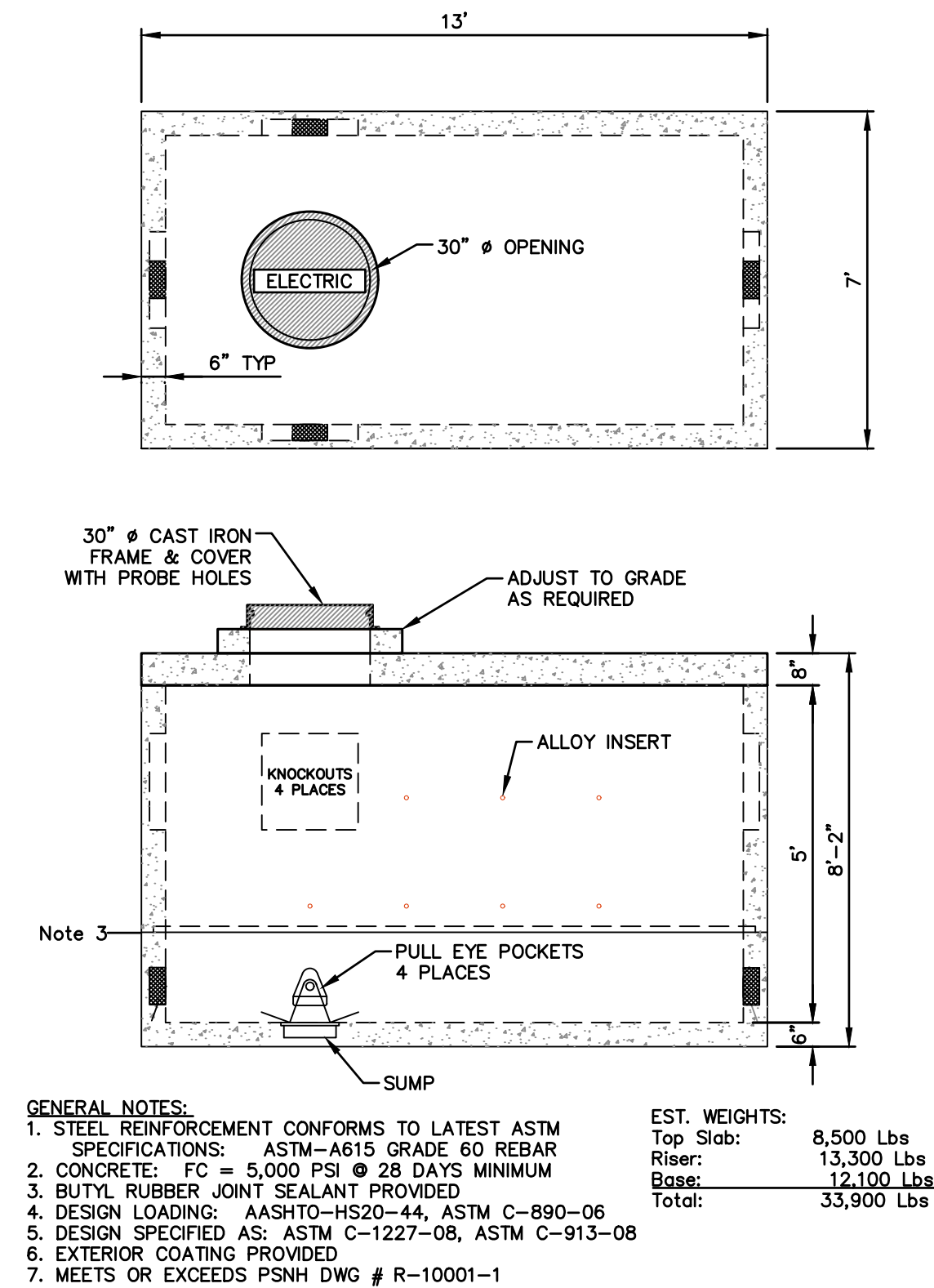
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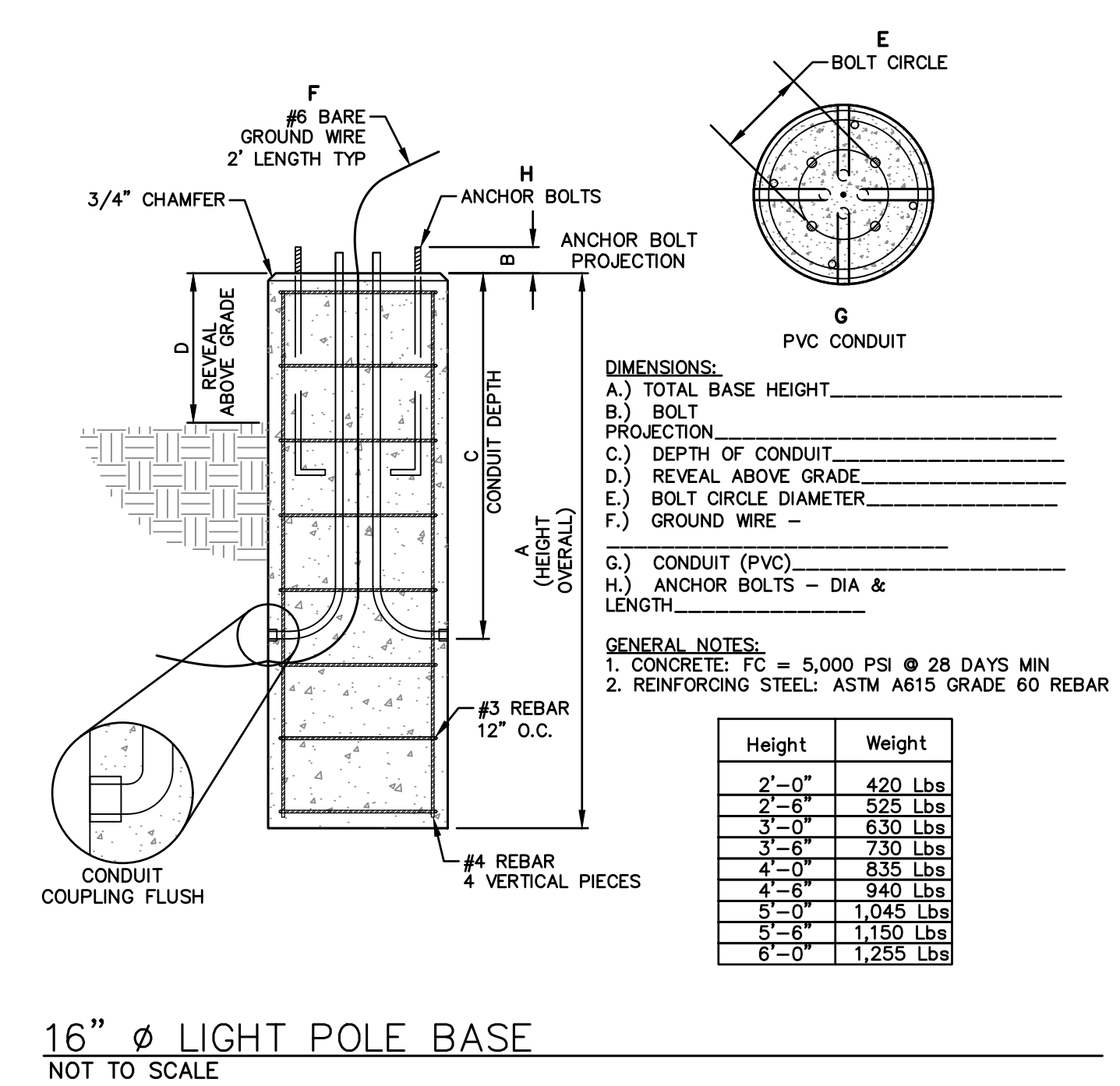
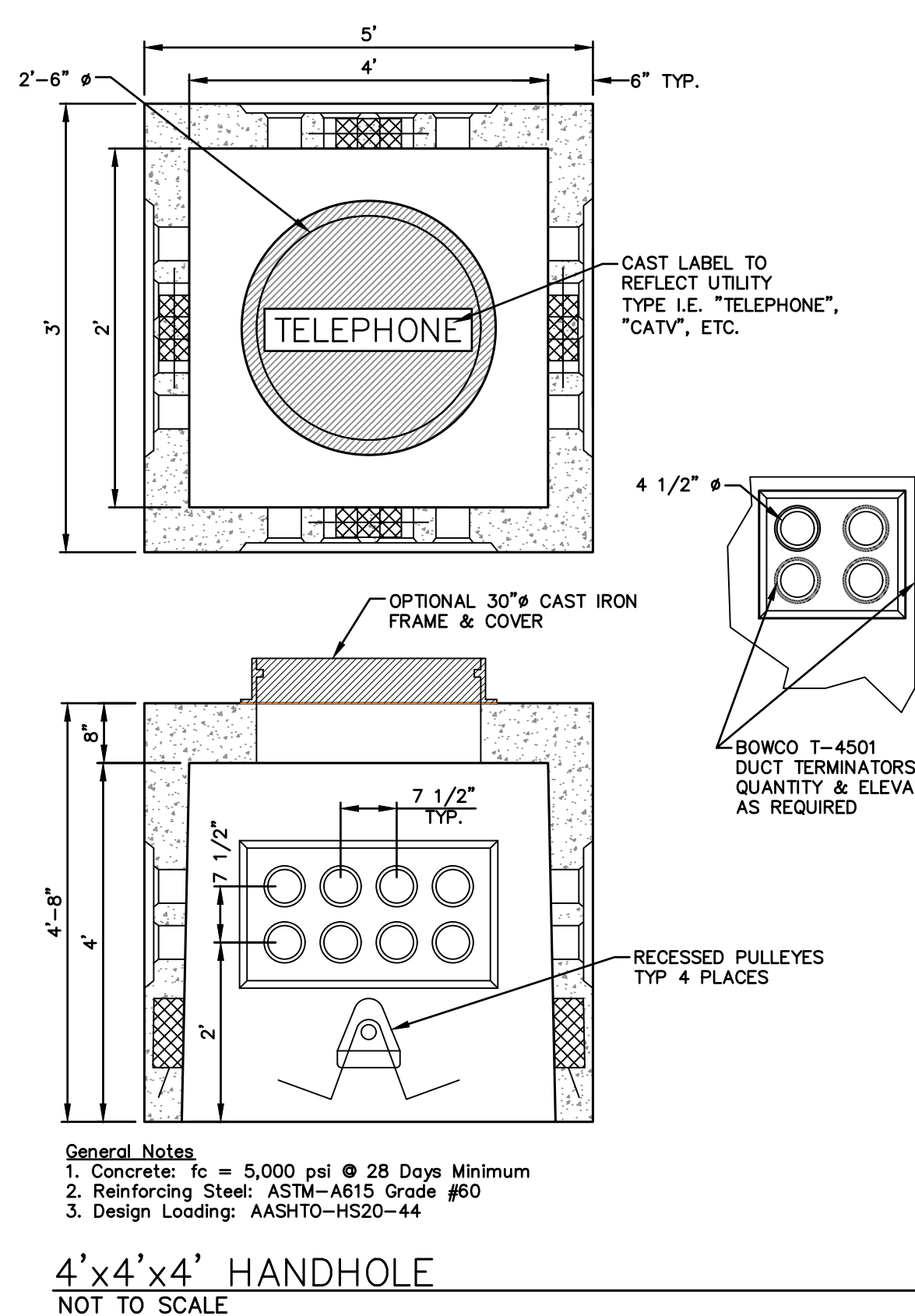
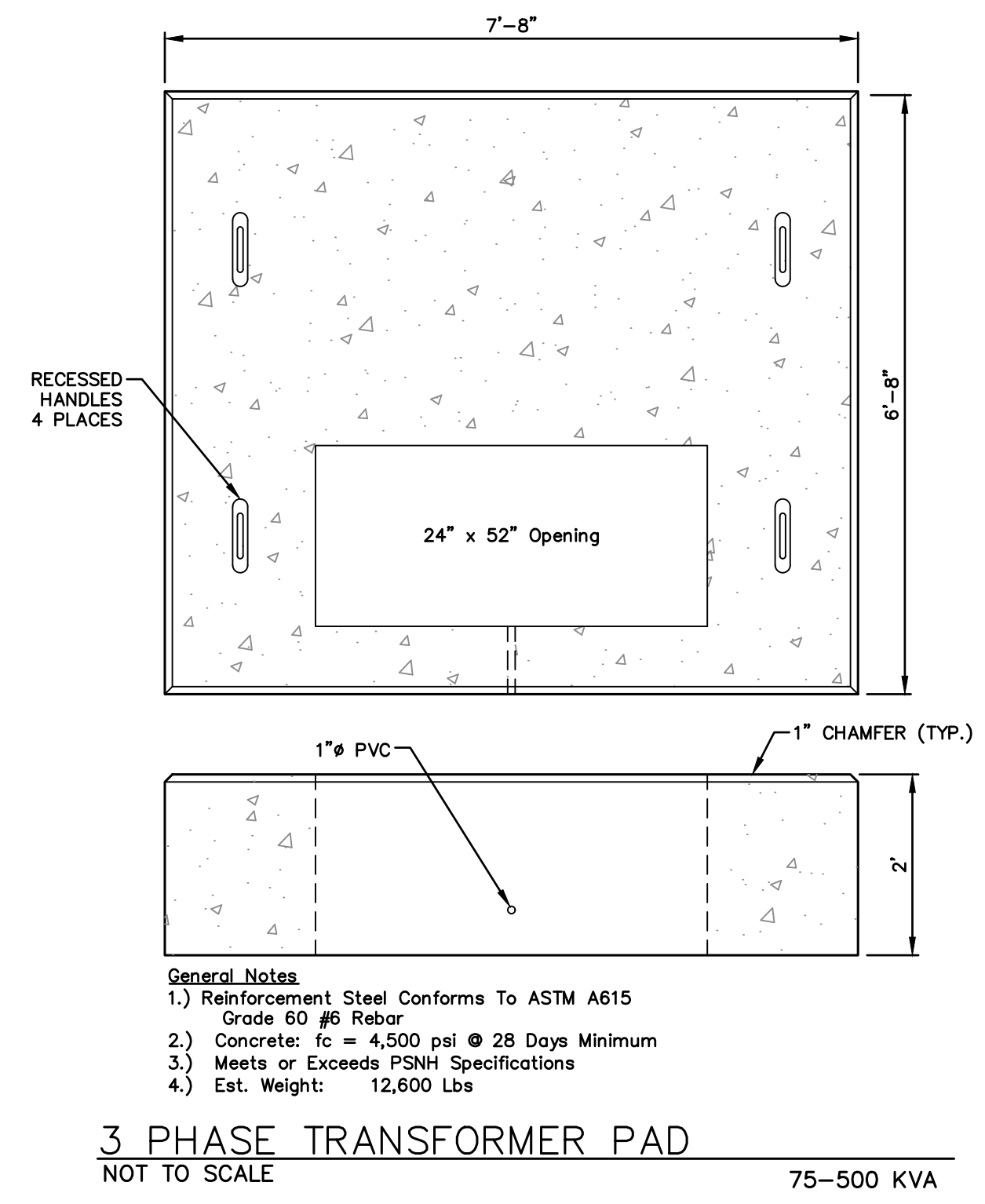
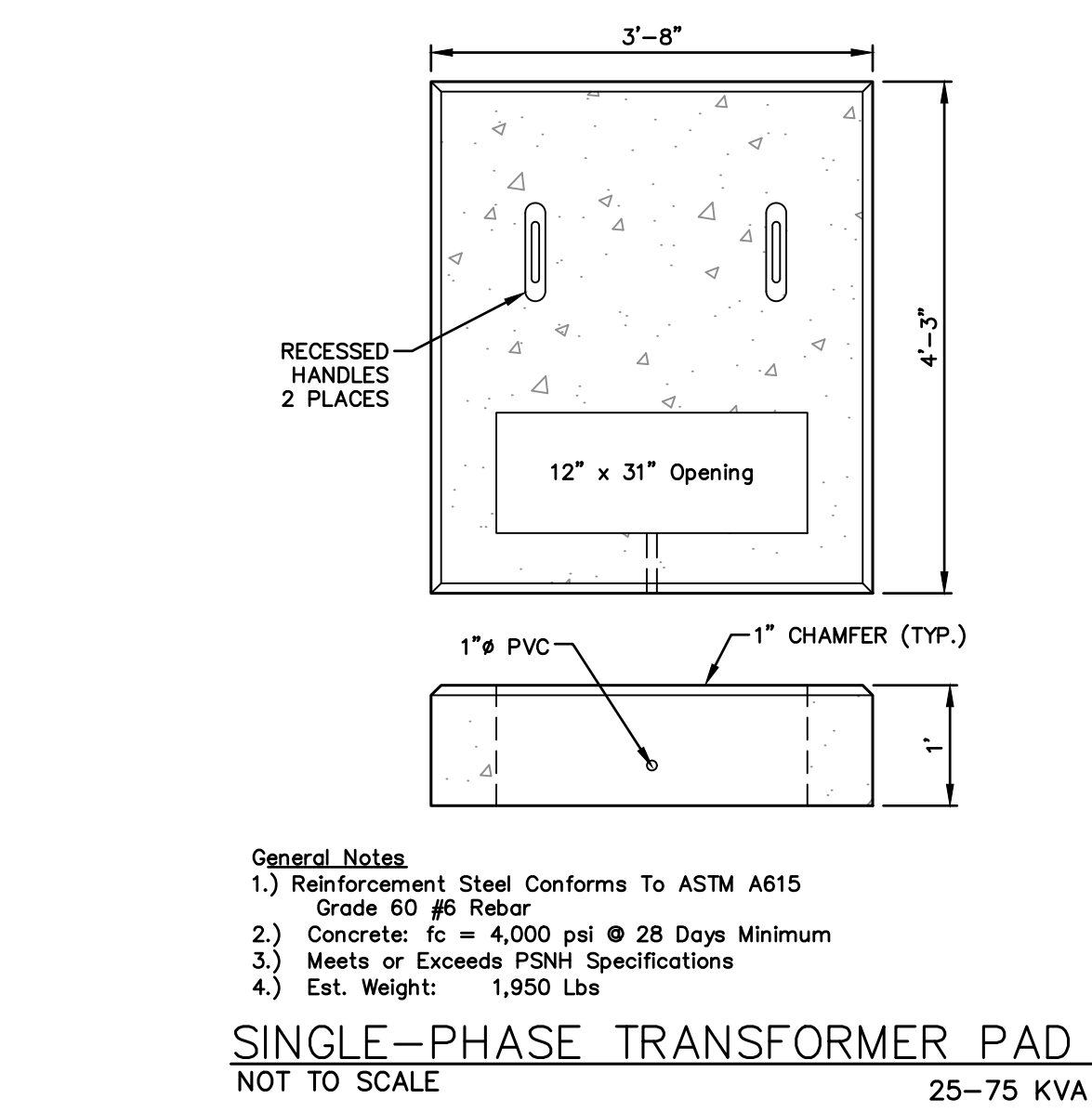
PROJ. No.: 20180317.A10
DATE: 08/19/2019
CD-531



EVERSOURCE SWITCHGEAR CABINET ASSEMBLY
 NOT TO SCALE



EVERSOURCE MANHOLE ASSEMBLY
 NOT TO SCALE



NOTES:
 1. ALL PRECAST CONCRETE STRUCTURES TO BE PHOENIX PRECAST PRODUCTS OR EQUAL.

PHOENIX PRECAST PRODUCTS
 77 REGIONAL DRIVE
 CONCORD, NH 03301
 1.800.639.2199
 info@phoenixprecast.com

| No. | DATE | DESCRIPTION | DESIGNER | REVIEWER |
|-----|-----------|---------------|----------|----------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD | RRL |

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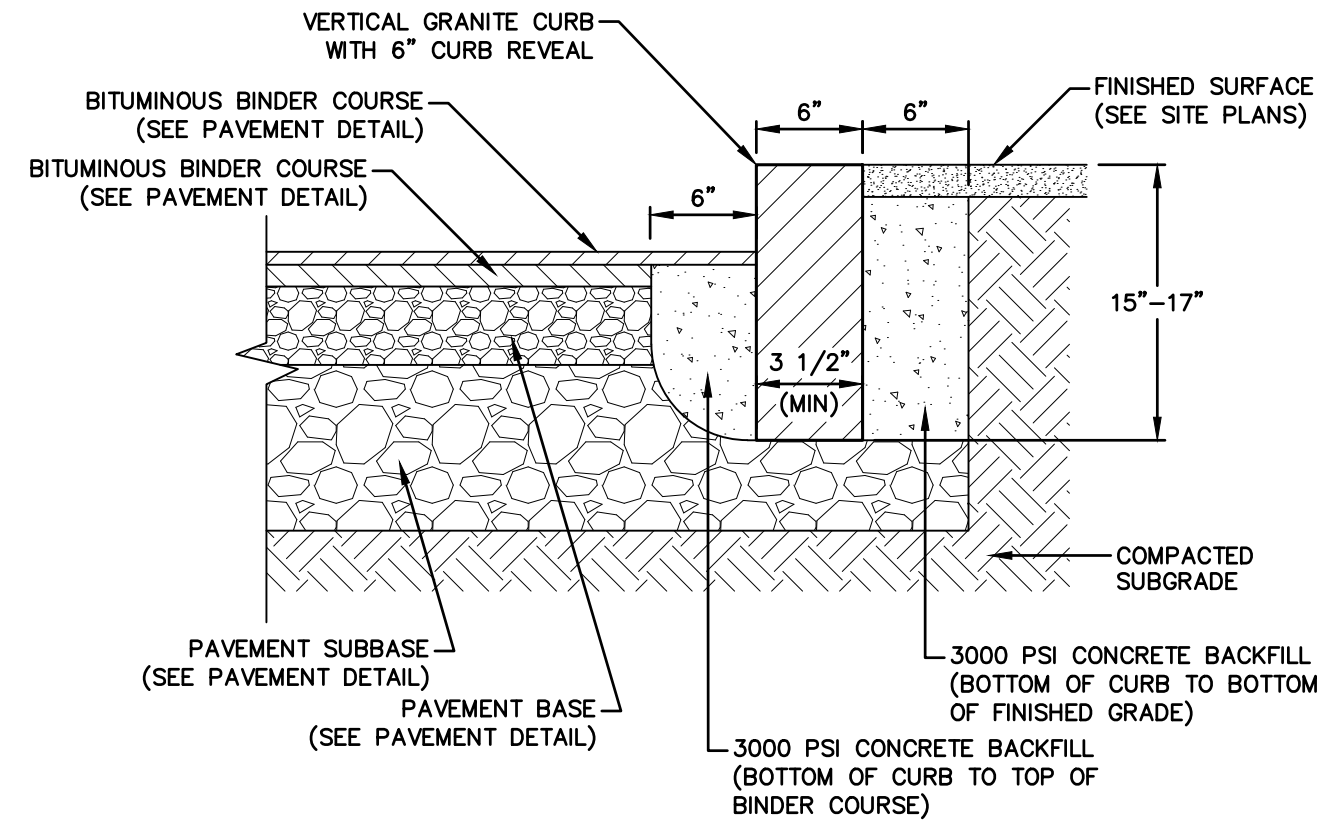
CATE STREET DEVELOPMENT, LLC
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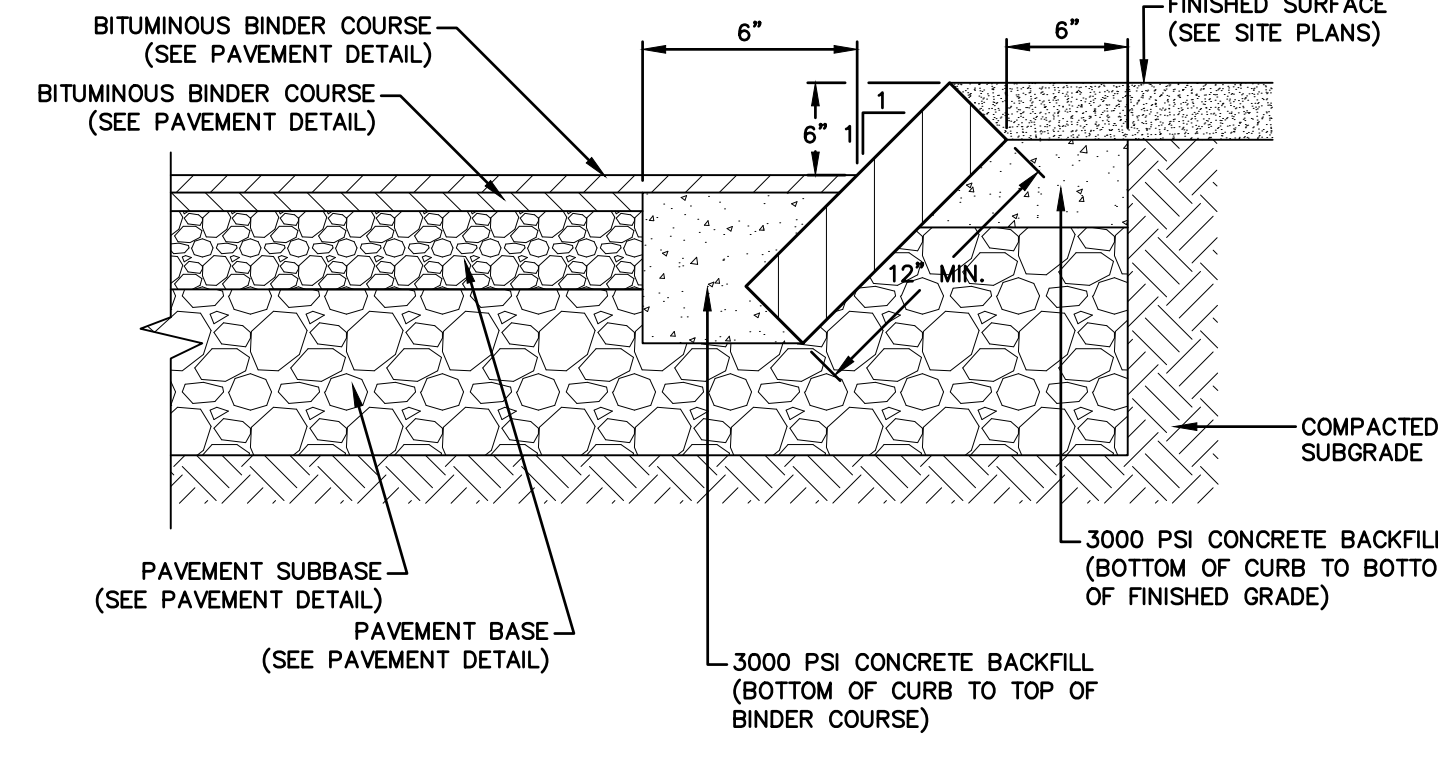
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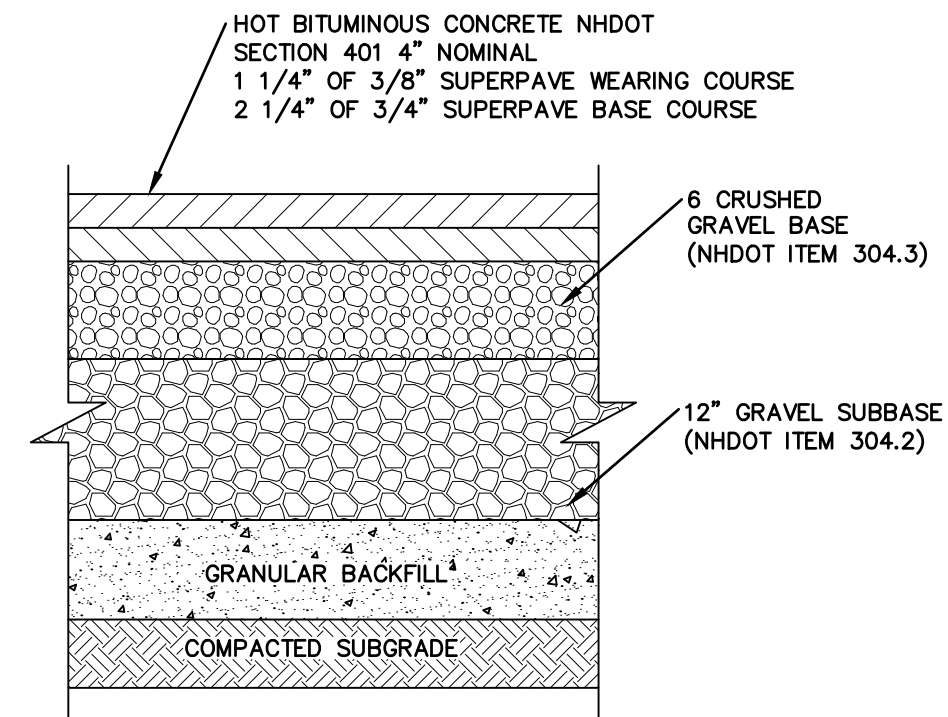
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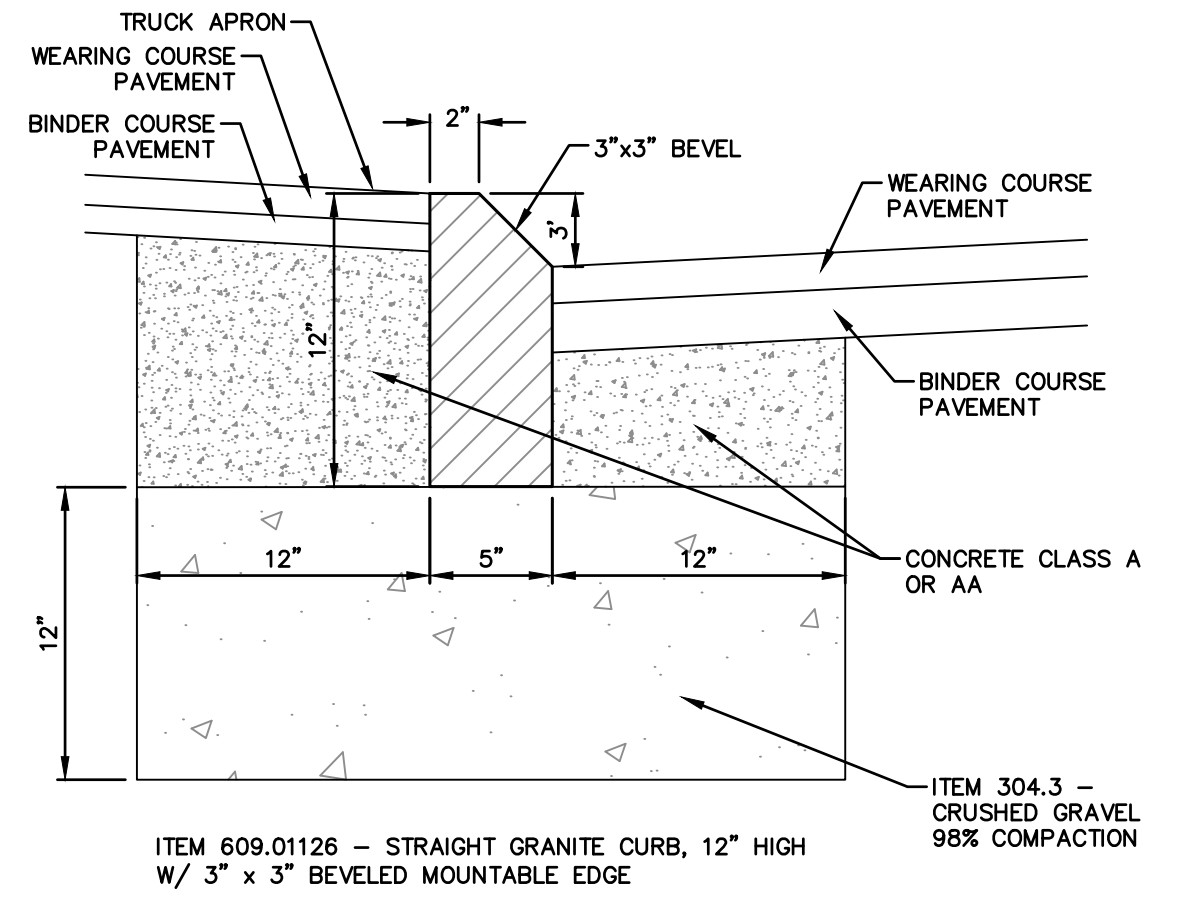
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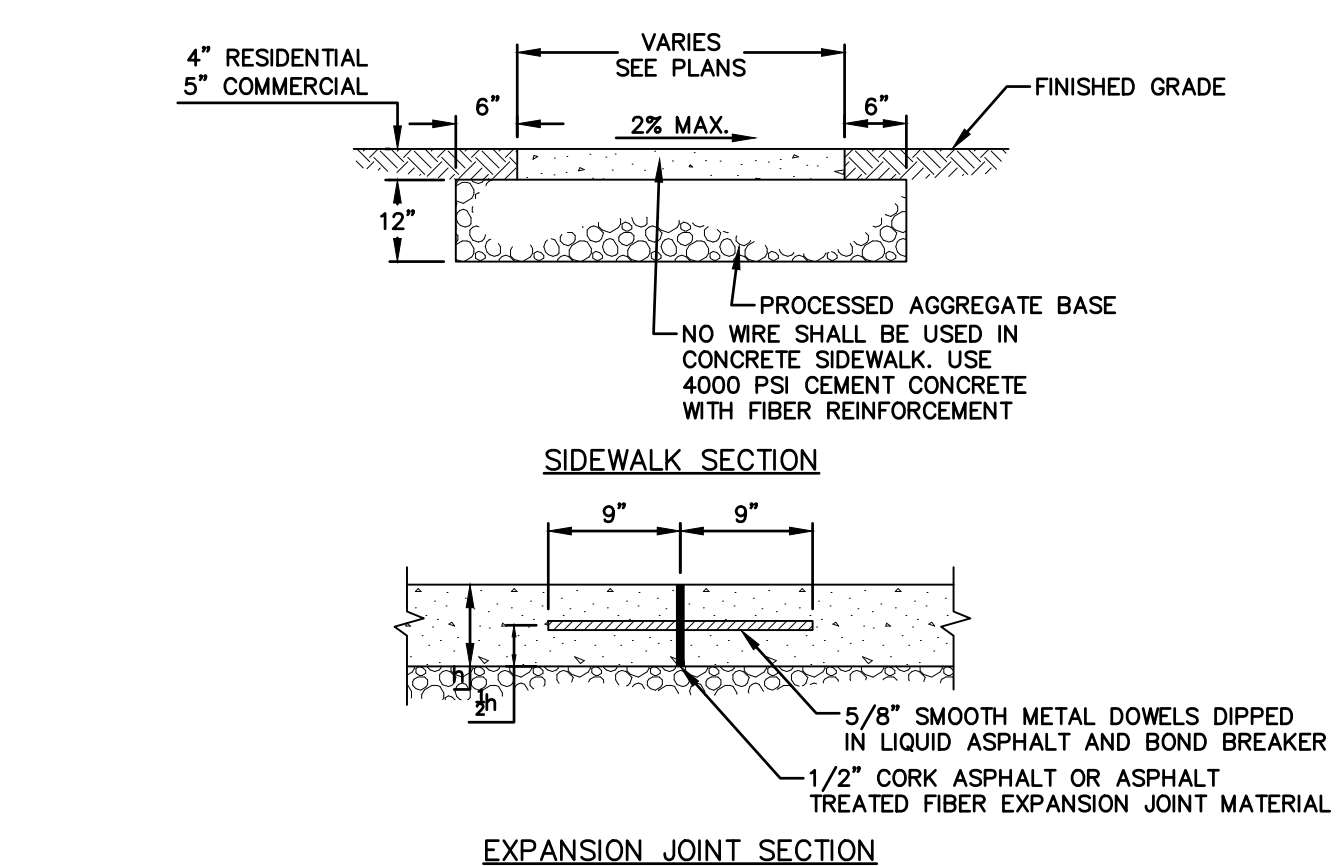
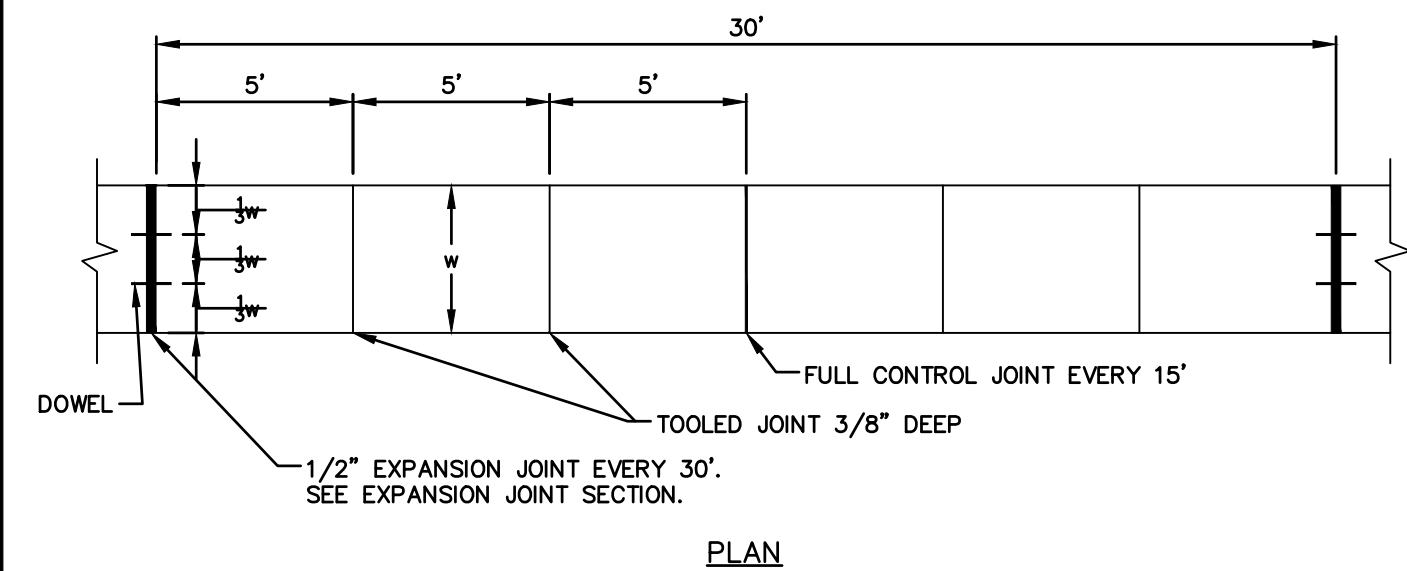
SLOPED GRANITE CURB INSTALLED
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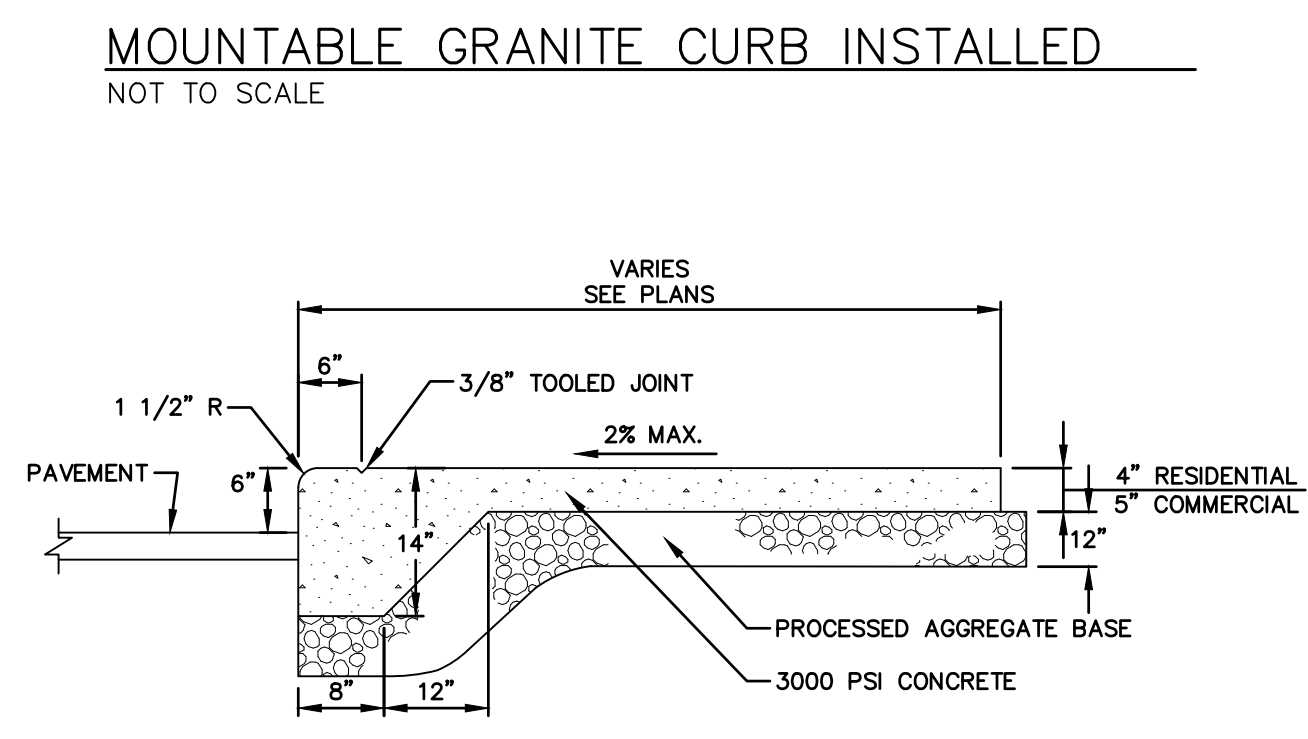
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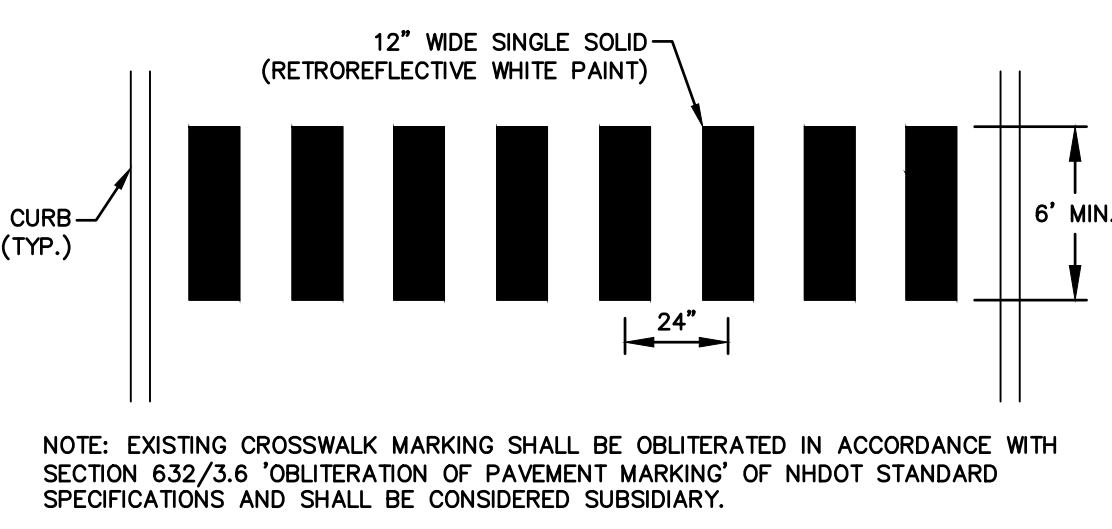
MOUNTABLE GRANITE CURB INSTALLED
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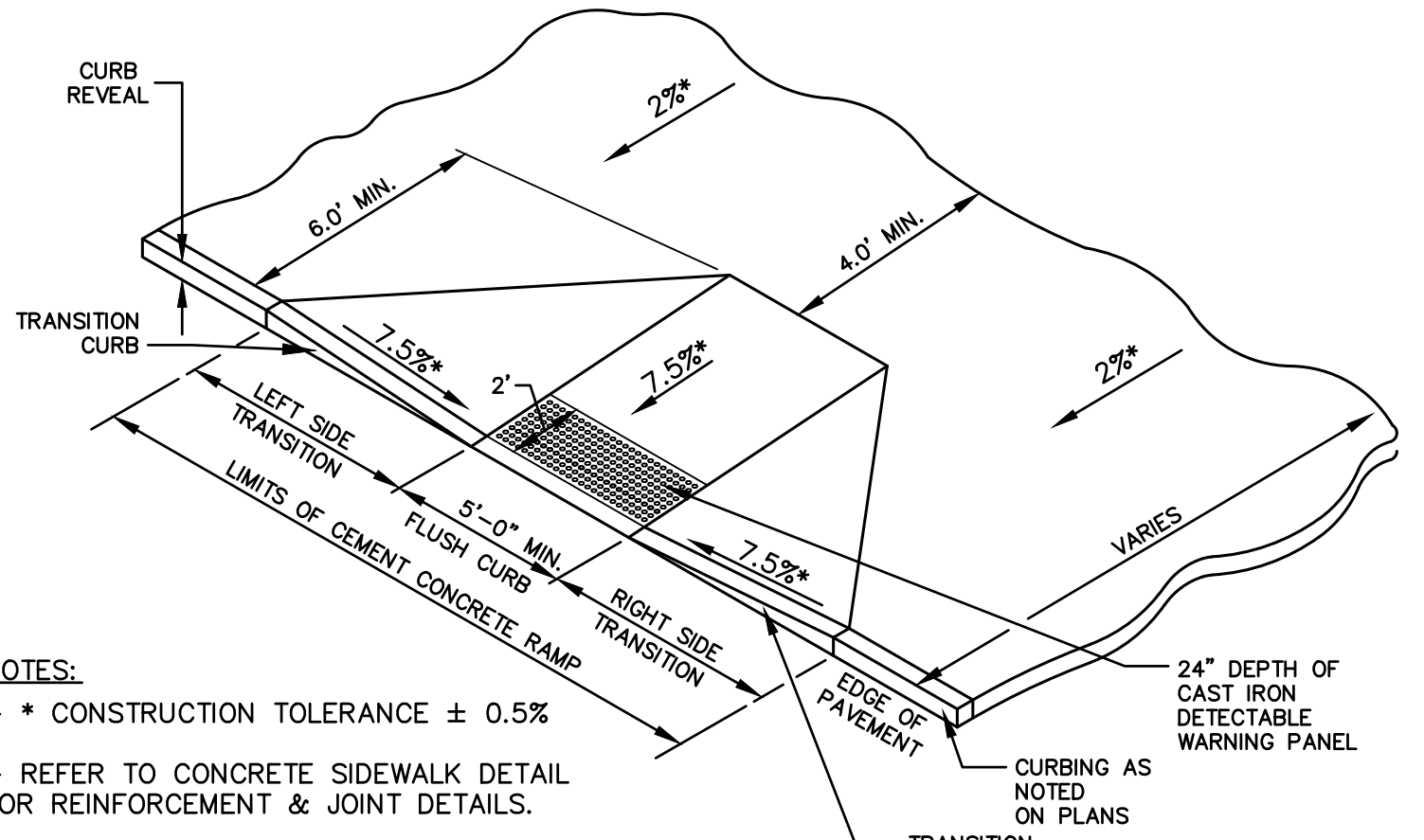
CONCRETE SIDEWALK
 SCALE: NOT TO SCALE



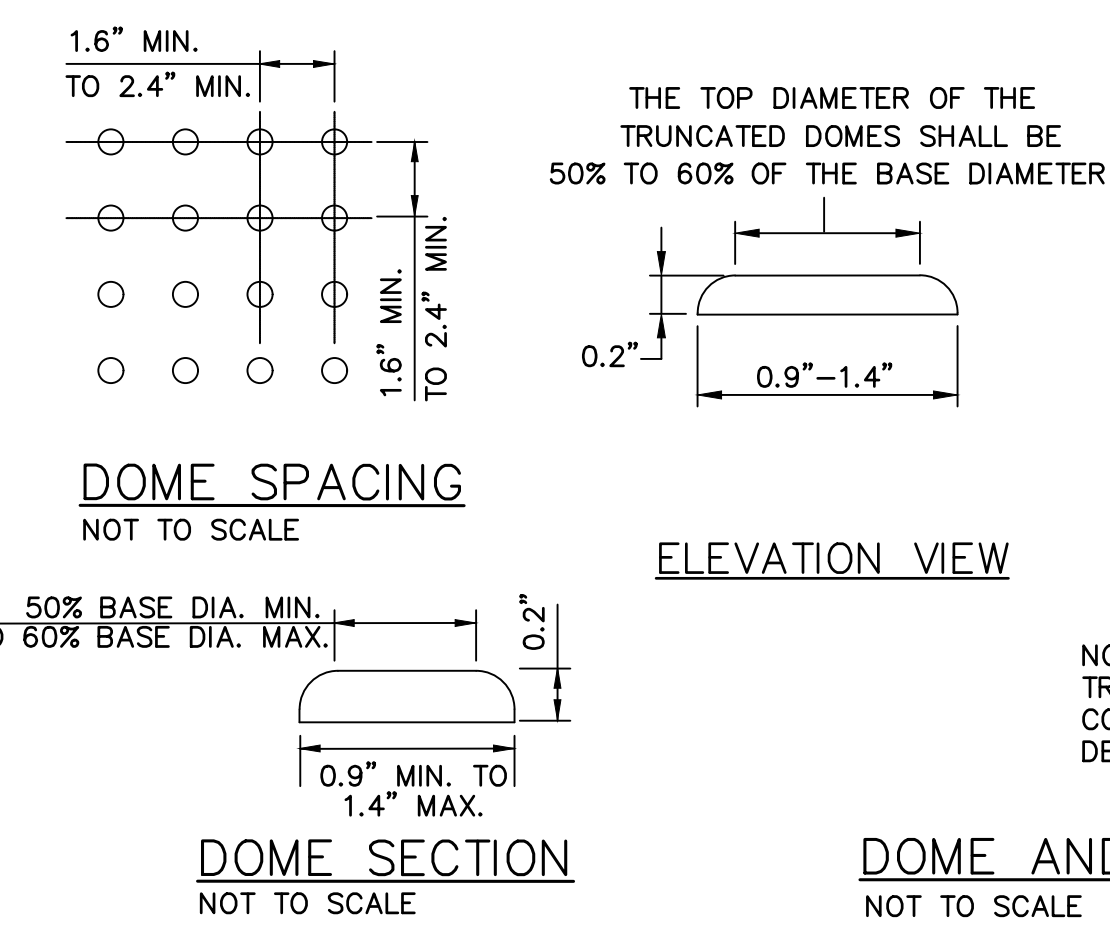
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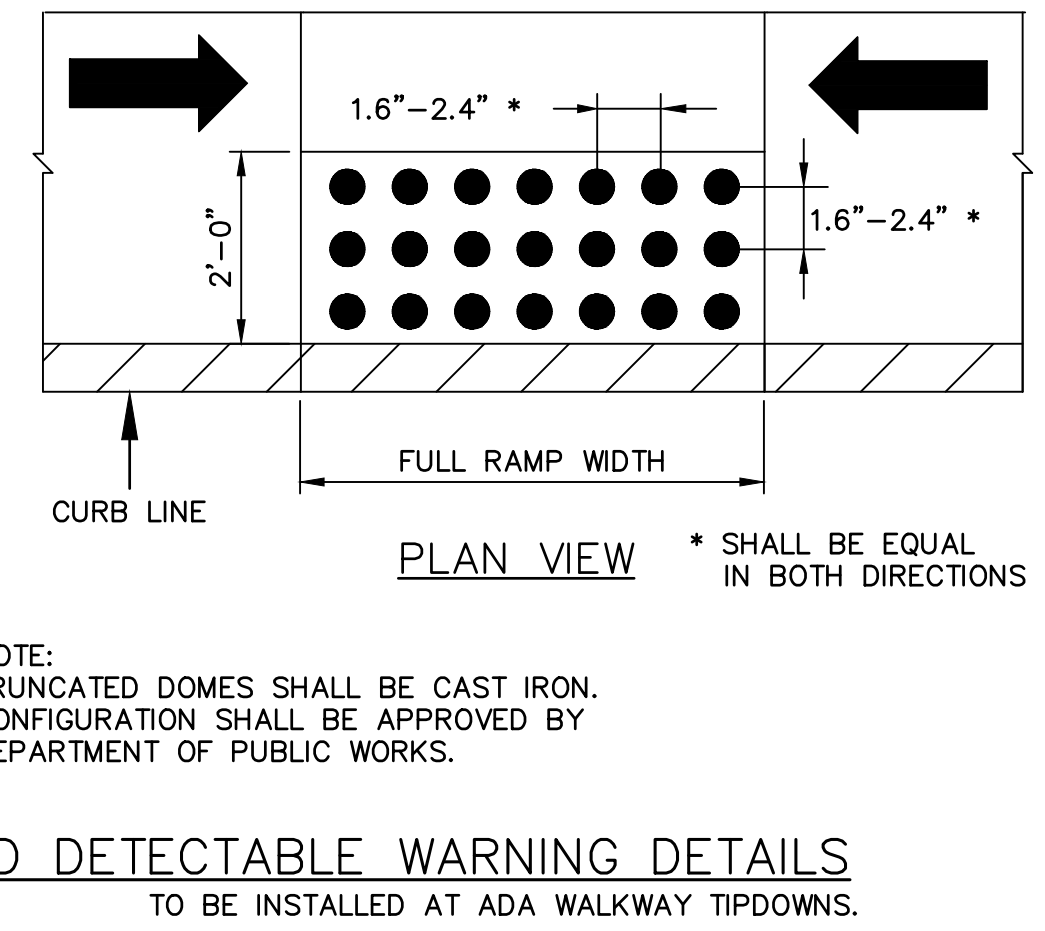
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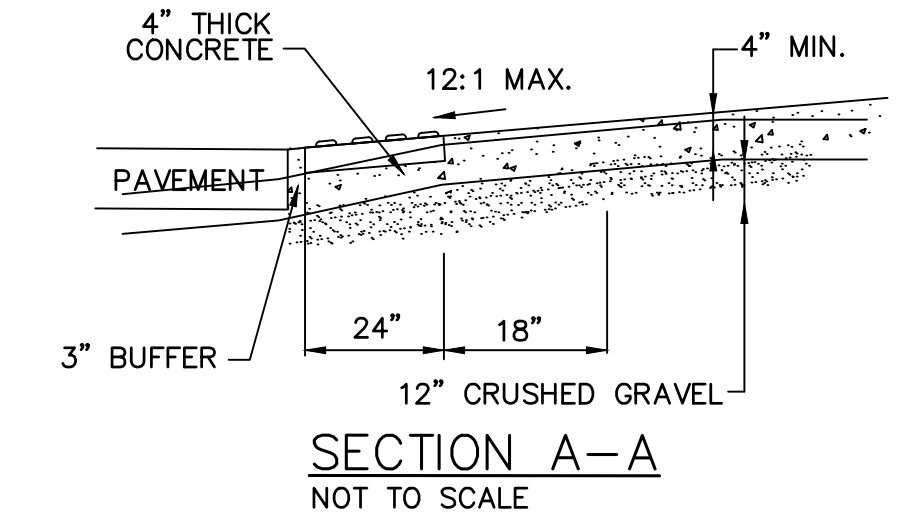
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 NOT TO SCALE



DOME SPACING
 NOT TO SCALE



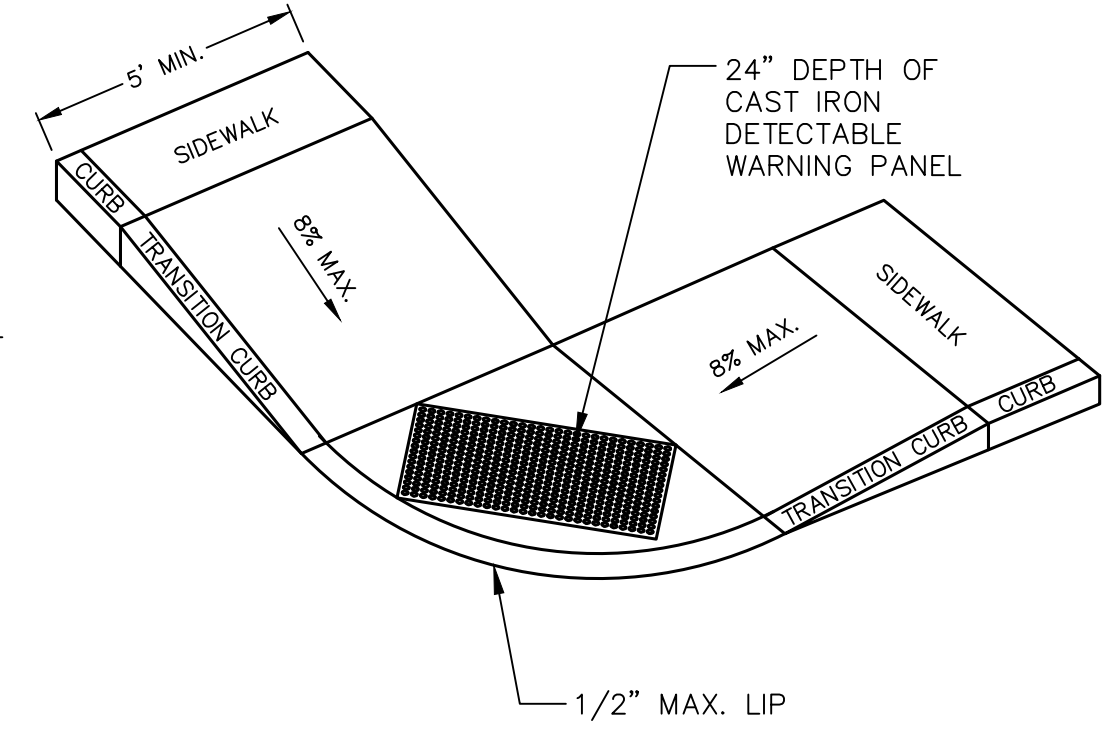
DOME AND DETECTABLE WARNING DETAILS
 NOT TO SCALE



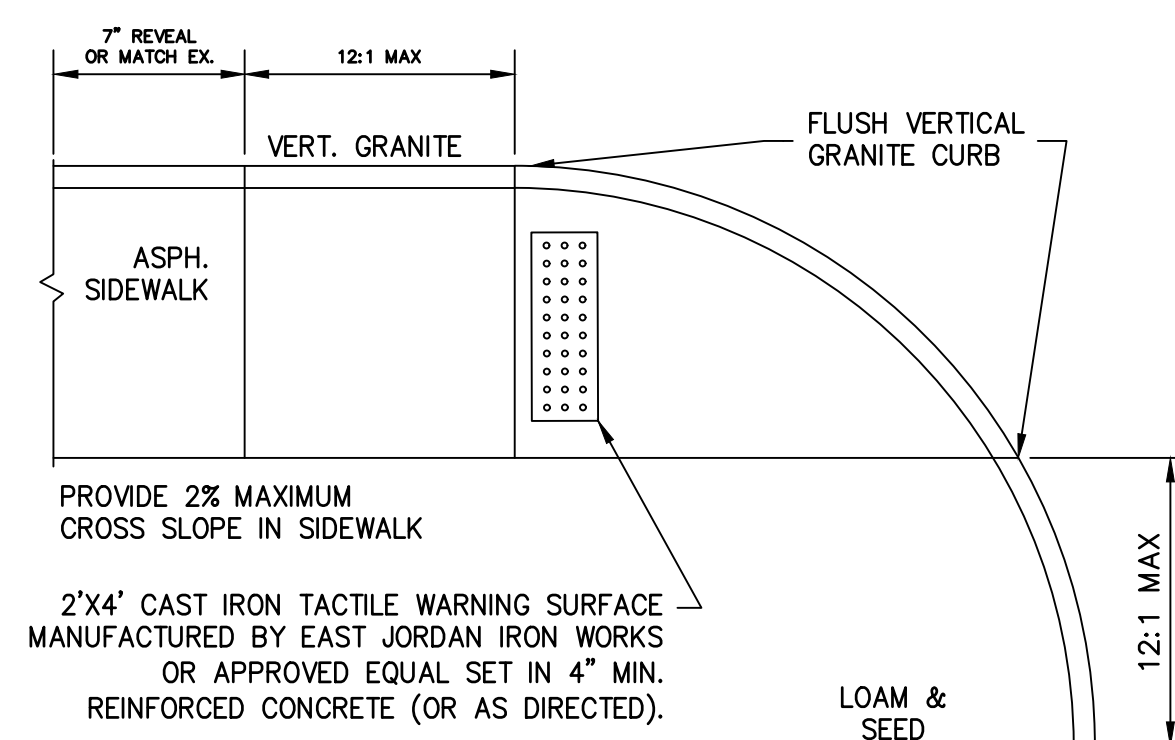
SECTION A-A
 NOT TO SCALE

- NOTES:**
1. MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPE SHALL BE 1.5%.
 2. MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 3. MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 8%.
 4. MINIMUM OF 4' CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELL, SIGNS, ETC.)
 5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
 6. BASE OF RAMP SHALL BE GRADED TO PREVENT POUNDING.
 7. SEE CONCRETE SIDEWALK DETAIL FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP-TYPE C
 NOT TO SCALE

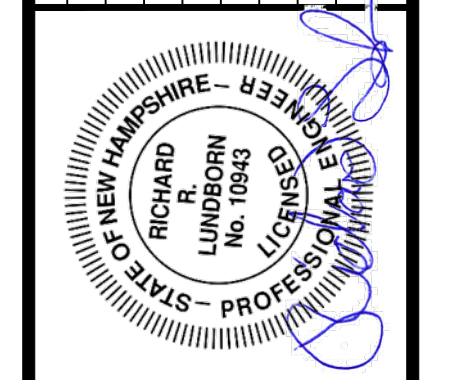


NOTE:
 INSTALL DETECTABLE WARNING PANEL ON ALL ACCESSIBLE CURB RAMP.



END OF SIDEWALK PEDESTRIAN RAMP
 NOT TO SCALE

| NO. | DATE | DESCRIPTION | DESIGNER | REVIEWER |
|-----|-----------|---------------|----------|----------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD | RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD | RRL |

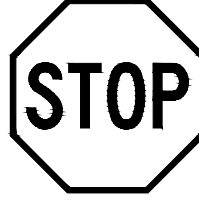



| | | |
|---------------|--------------|--------------|
| SCALE: | HORZ.: NTS | VERT.: NTS |
| DATUM: | HORZ.: DATUM | VERT.: DATUM |
| GRAPHIC SCALE | 0 | |

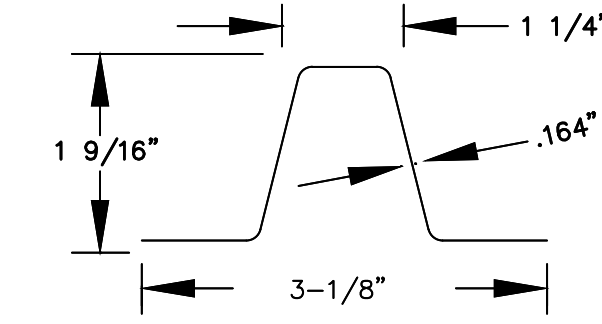
FUSS & O'NEILL
 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 www.fandoo.com

CATE STREET DEVELOPMENT, LLC
SITE DETAILS
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

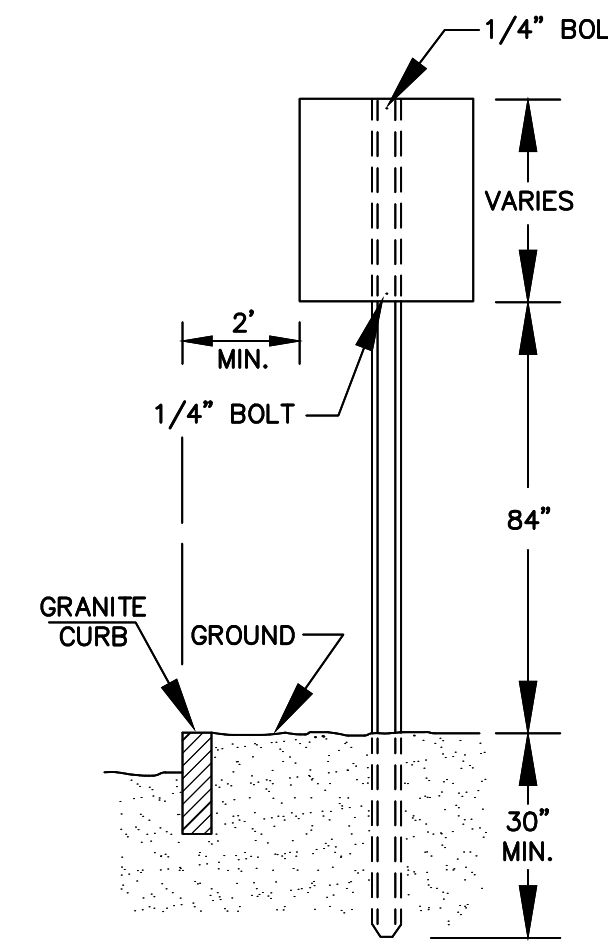
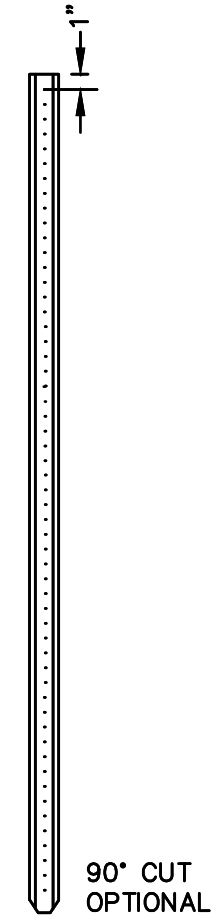
PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CD-550

| CP | IDENT# | SIZE OF SIGN | | TEXT | TEXT DIMENSIONS | | | SHIELD SIZE (INCH) | AROW (INCH) | NUMERAL (INCH) | # SIGNS REQ'D | SIGN AREA (SQ. FT.) | | POSTS PER SIGN | | | | | REMARKS |
|----|--------|----------------|-----------------|---|-----------------|----|------|--------------------|-------------|----------------|---------------|---------------------|------------|----------------|------------|---------------|-----------------|----------------|------------------|
| | | WIDTH (INCHES) | HEIGHT (INCHES) | | UC | LC | CAPS | | | | | NOM AREA | TOTAL AREA | BREAKAWAY | STEEL BEAM | CONCRETE BASE | 4" OD ALUMINIUM | U-CHANNEL GALV | |
| | | | | | | | | | | | | | | | | | | | |
| | R1-1 | 30 | 30 |  | | | 10C | | | | 14 | 6.25 | 12.50 | | | | 14 | | RED/WHITE |
| | W8-1 | 30 | 30 |  | | | | | | | 1 | 6.25 | 6.25 | | | | 1 | | BLACK/RED/YELLOW |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |

LENGTH: P-12, 12'-0"; P-14, 14'-0"; P-16, 16'-0".
 WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)
 HOLES: 3/8" DIA. 1' C-C FULL LENGTH
 STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070-1080).
 FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.



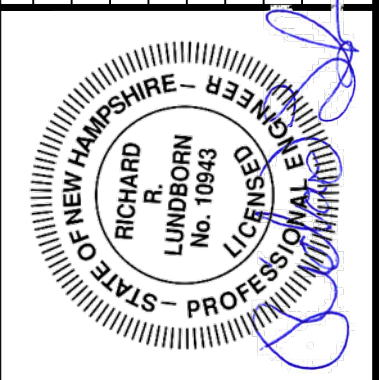
DIMENSIONS SHOWN ARE NOMINAL
 ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.
 ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.



- NOTES
- POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED.
 - POSTS MAY BE SET OF DRIVEN. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH; AFTER INSERTING POSTS, THE HOLES SHALL BE BACK FILLED WITH SUITABLE MATERIAL IN LAYERS NOT TO EXCEED A 6" DEPTH, THOROUGHLY COMPACTED.
 - CARE SHALL BE TAKEN TO PRESERVE THE ALIGNMENT OF THE POST. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
 - POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
 - SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
 - WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.

SIGN POST
 NOT TO SCALE

| JVA/DAD | TAC SUBMITTAL | DATE | DESCRIPTION | DESIGNER REVIEWER |
|---------|---------------|---------------|-------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | | RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | | RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | | RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | | RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | | RRL |



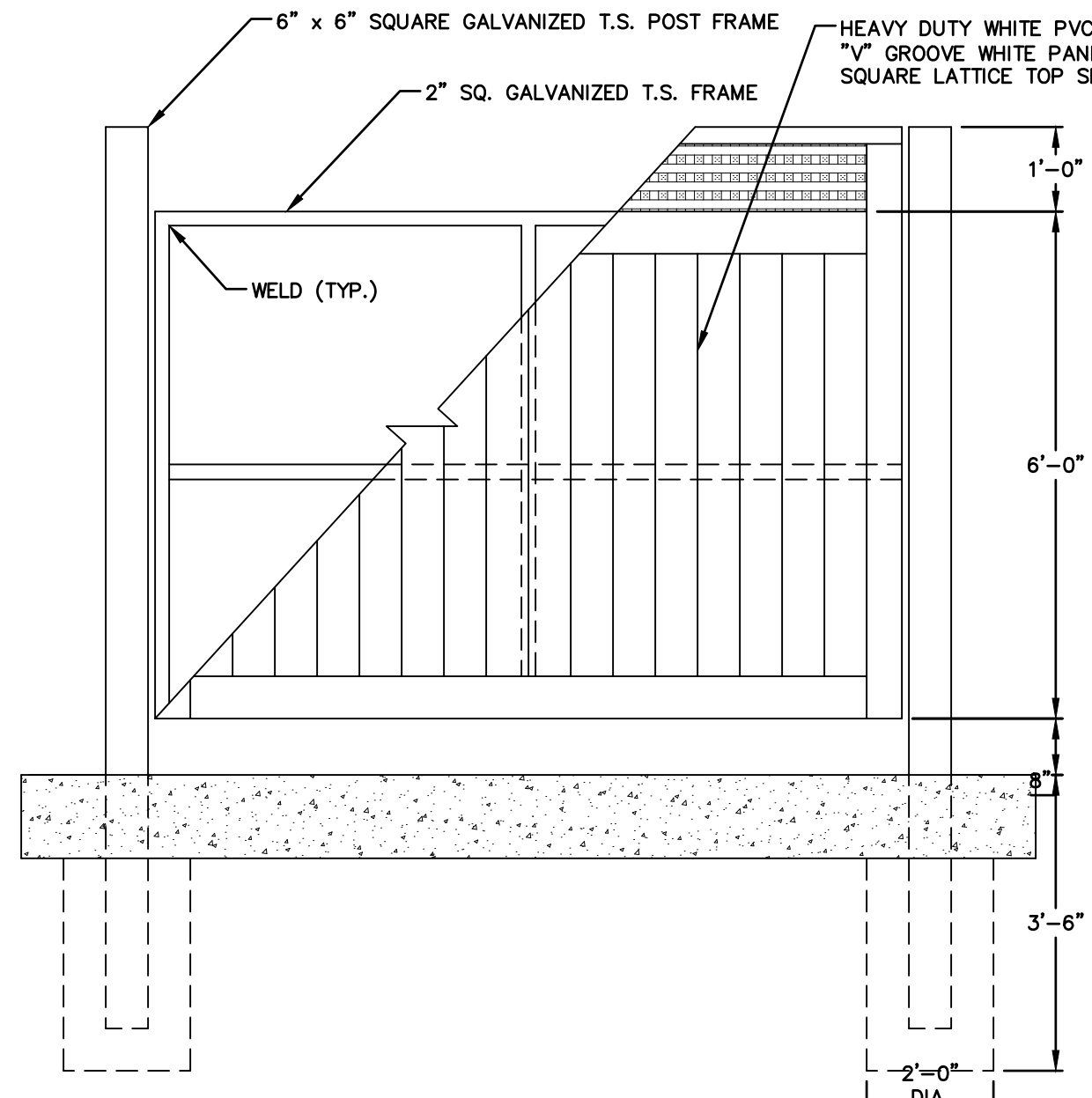
| | | |
|--------|-------------|------------|
| SCALE: | HORIZ.: NTS | VERT.: NTS |
| DATUM: | HORIZ.: 0 | VERT.: 0 |

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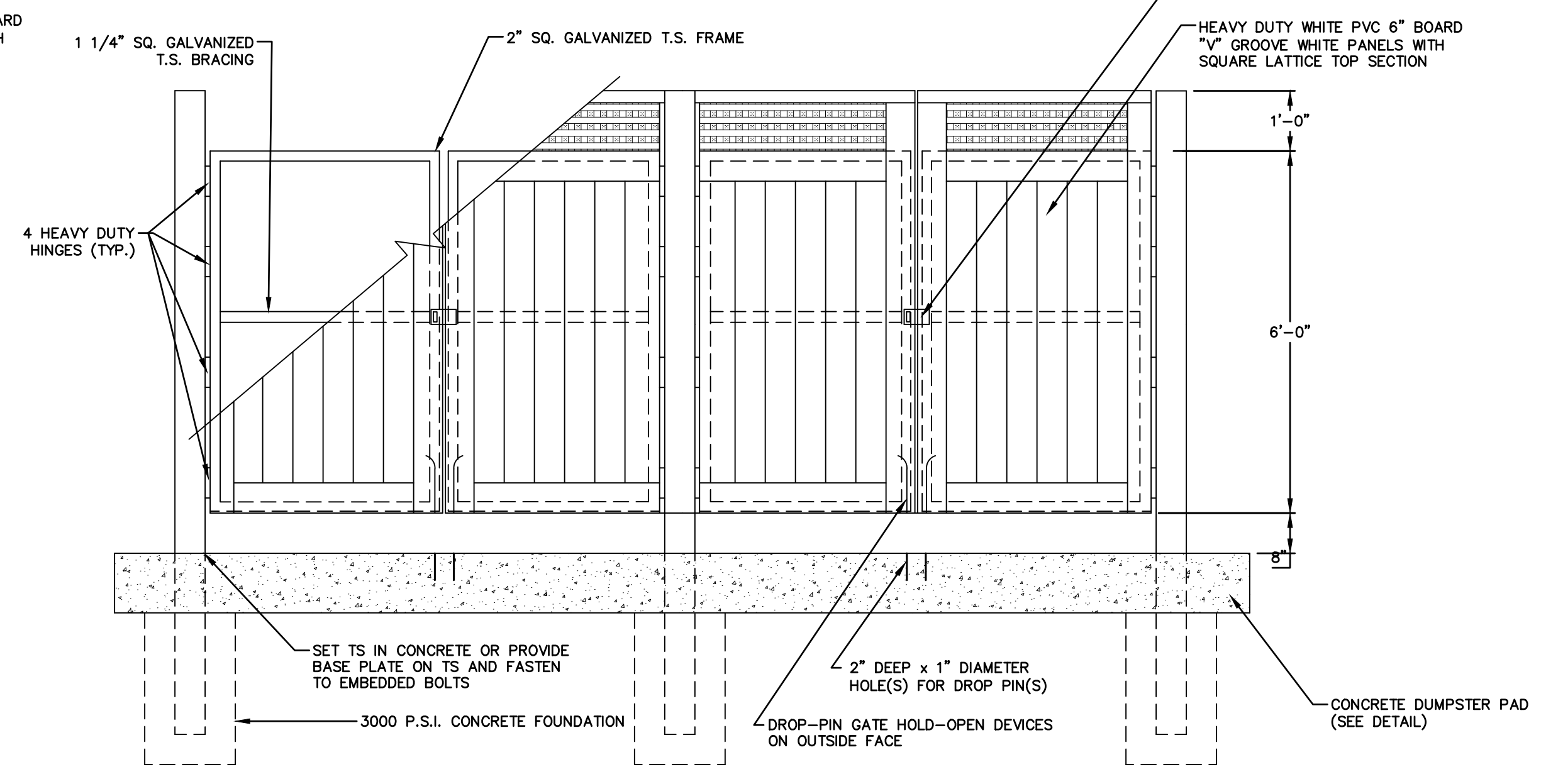
CATE STREET DEVELOPMENT, LLC
 SITE DETAILS
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CD-551

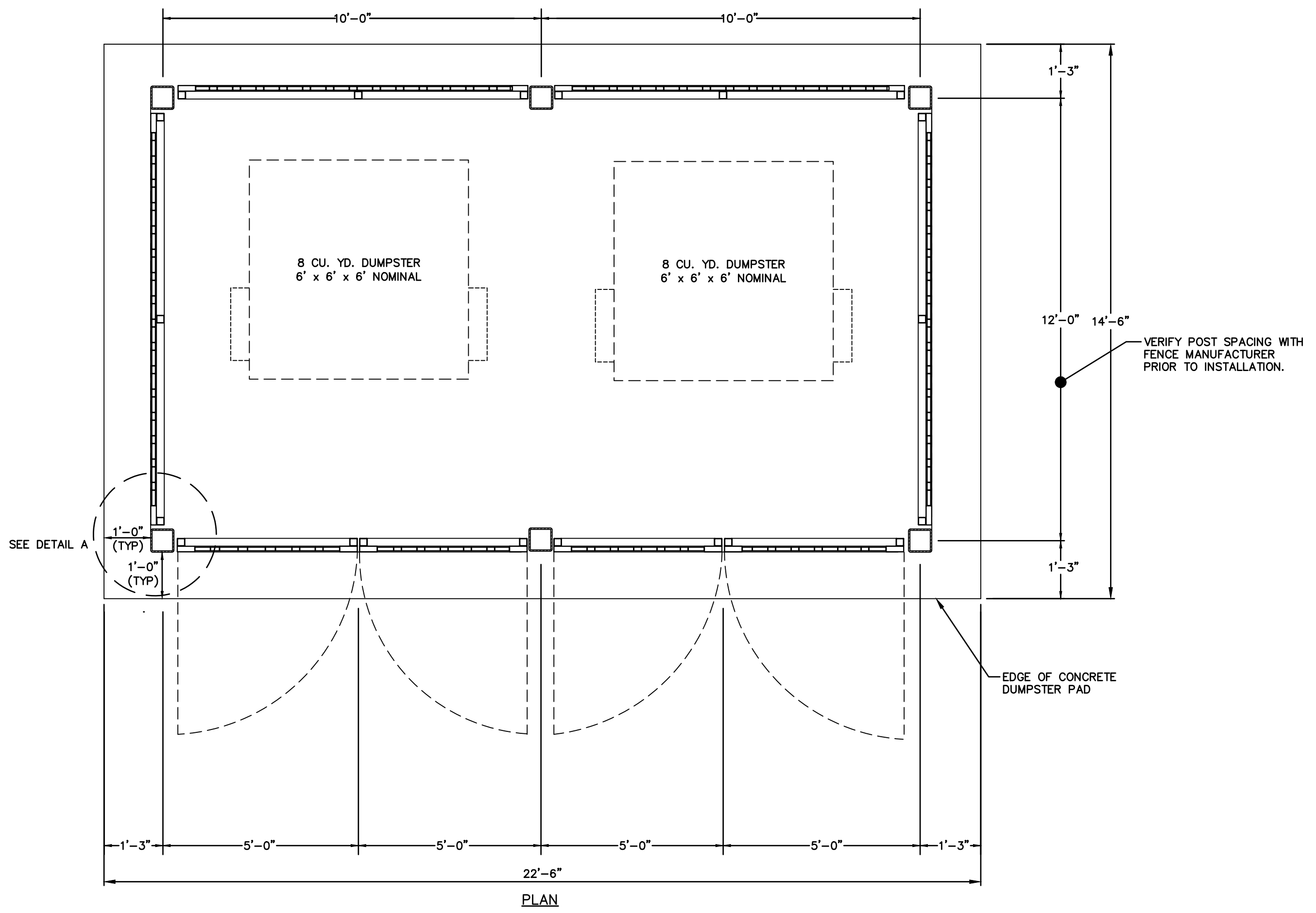
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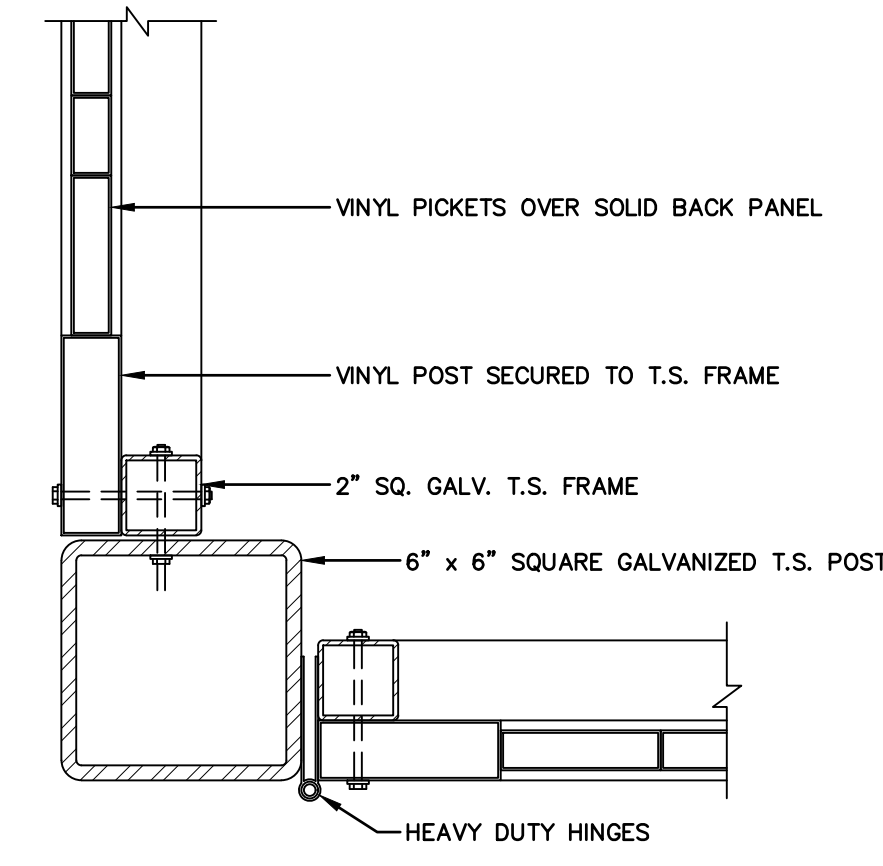
SIDE ELEVATION



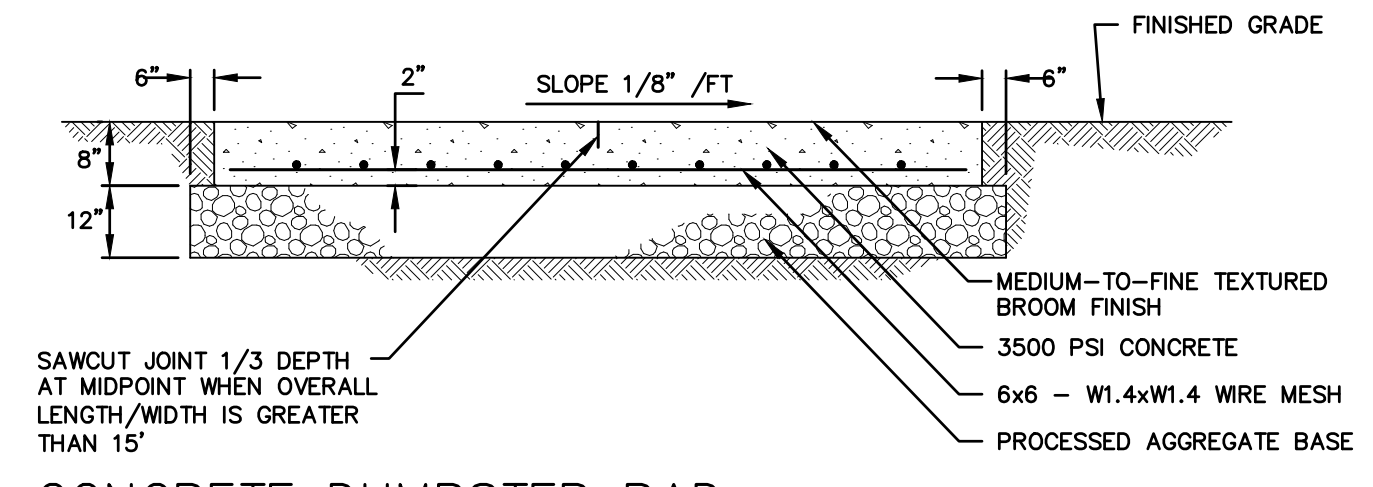
FRONT ELEVATION



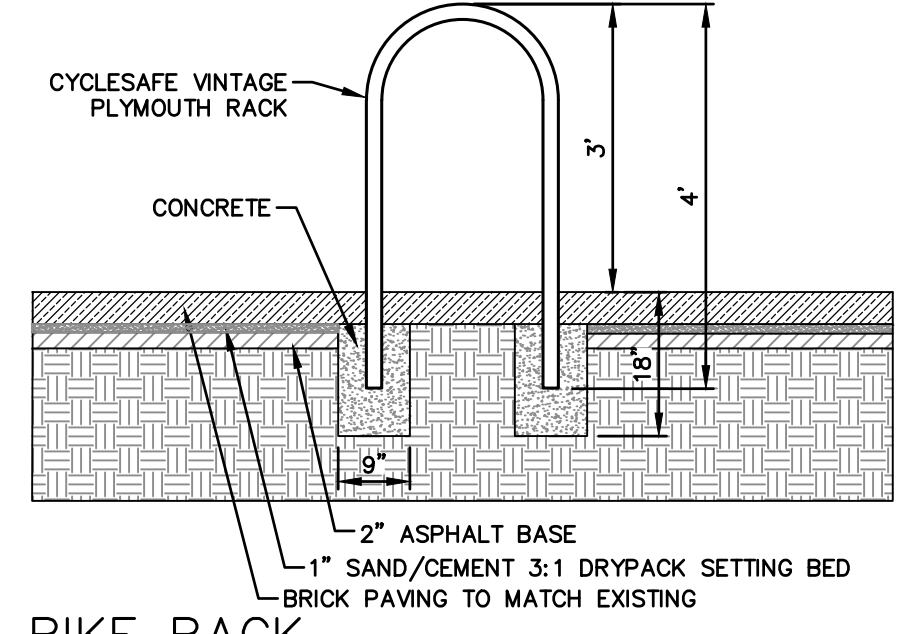
PLAN



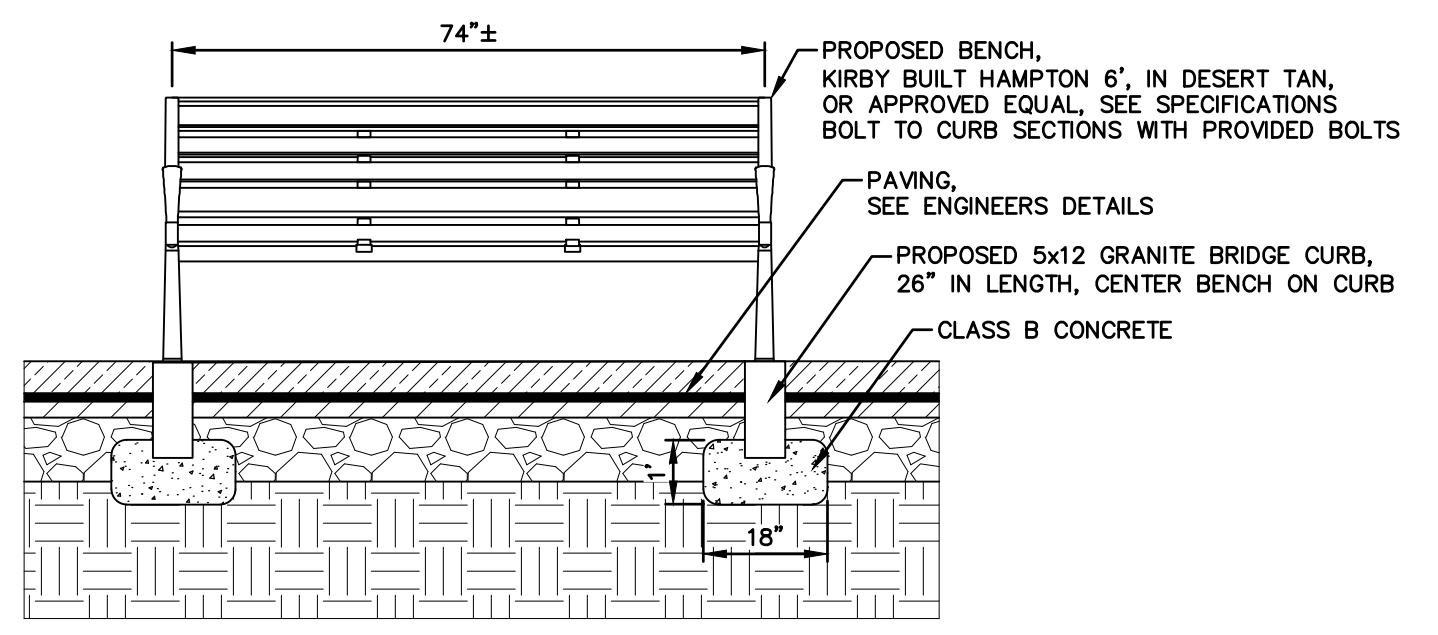
DETAIL A



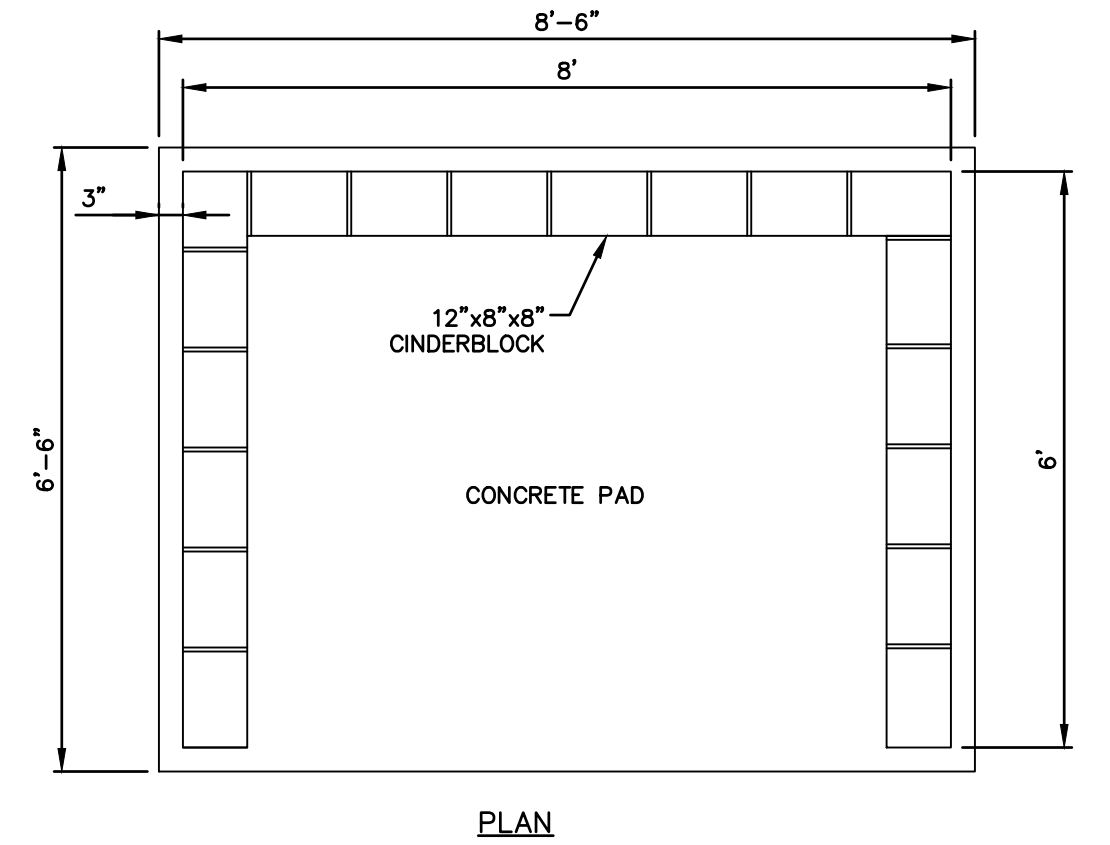
CONCRETE DUMPSTER PAD
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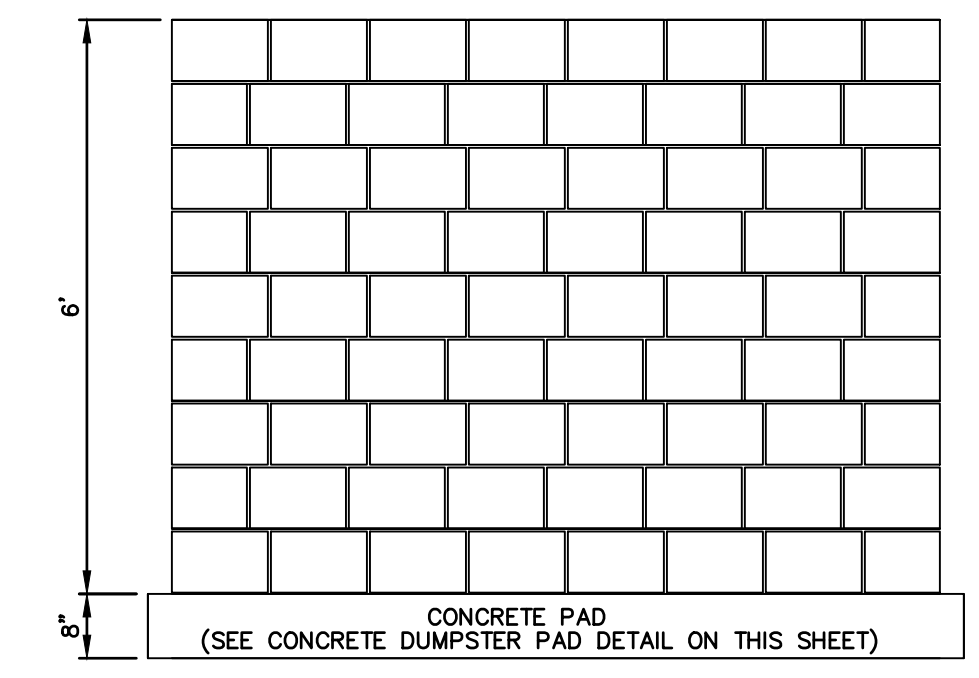
BIKE RACK
NOT TO SCALE



BENCH
NOT TO SCALE



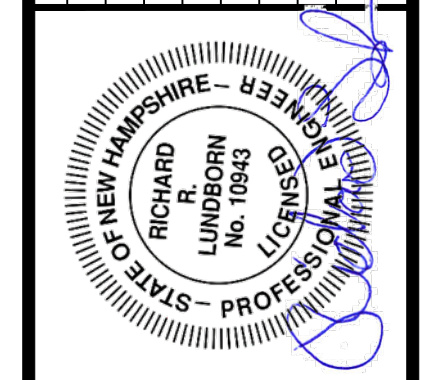
PLAN



ELEVATION
GAS METER ENCLOSURE
NOT TO SCALE

DOUBLE DUMPSTER ENCLOSURE
SCALE: N.T.S.

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | RRL |



| | | |
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| SCALE: | HORIZ.: NTS | VERT.: NTS |
| DATUM: | HORIZ.: NTS | VERT.: NTS |

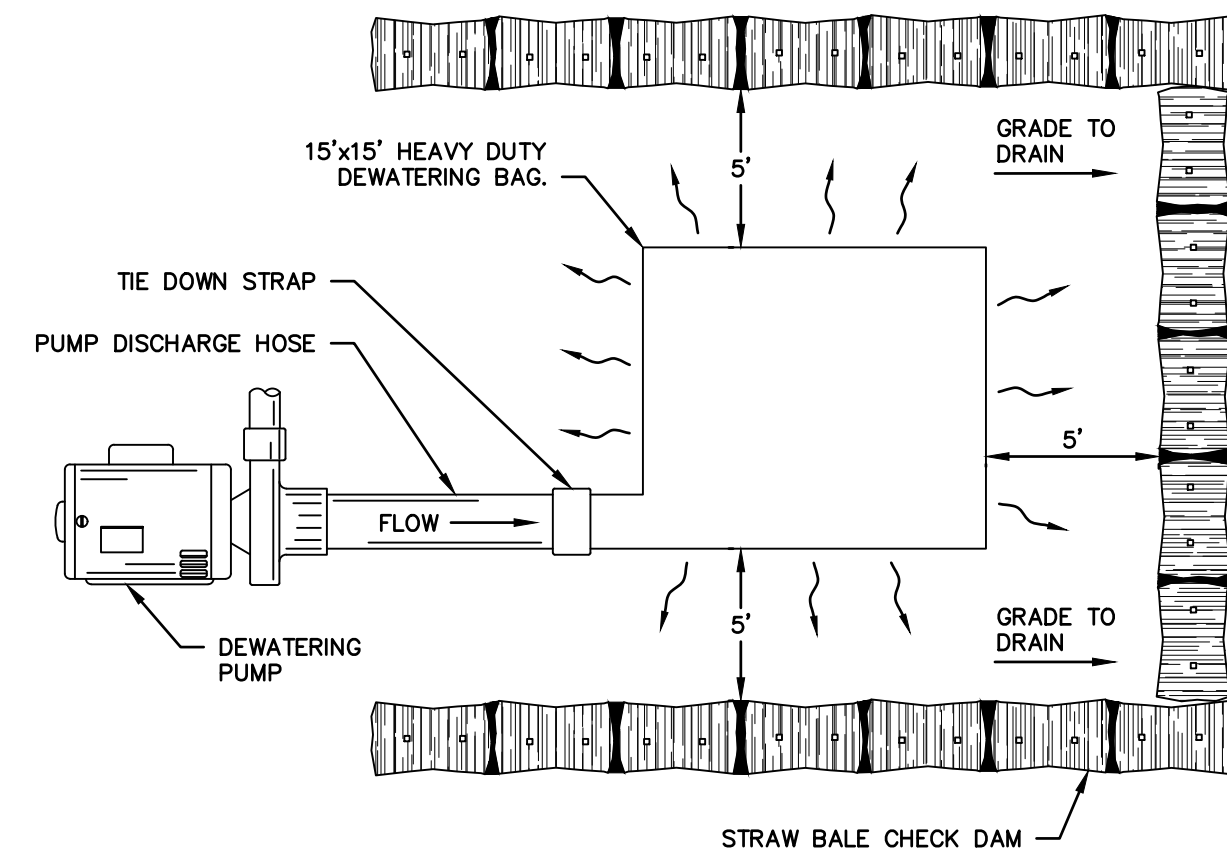
FUSS & O'NEILL
 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 www.fandoo.com

CATE STREET DEVELOPMENT, LLC
 SITE DETAILS
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

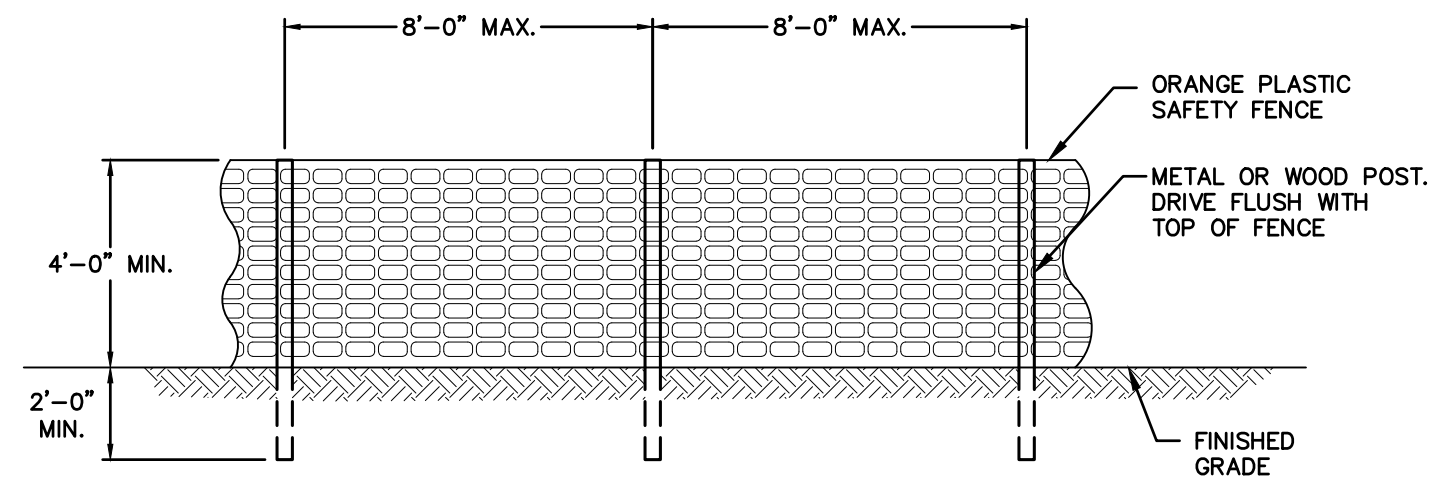
PROJ. No.: 20180317.A10
 DATE: 08/19/2019

CD-552

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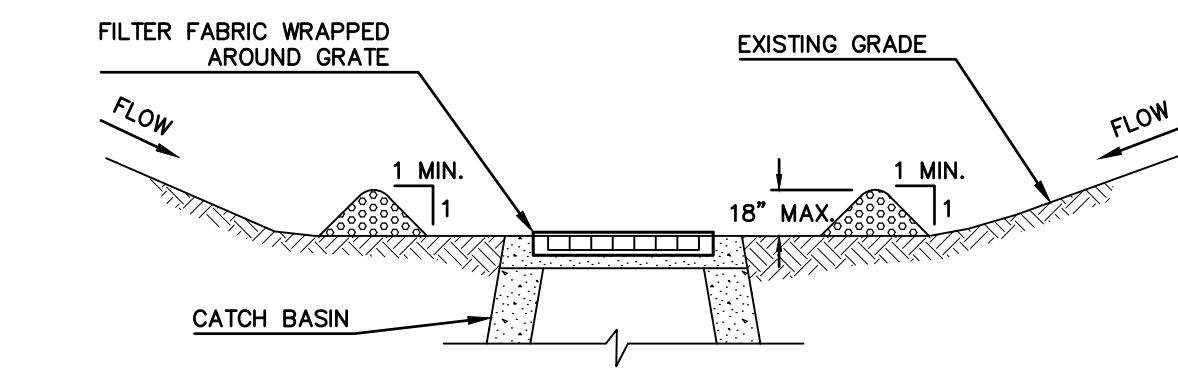
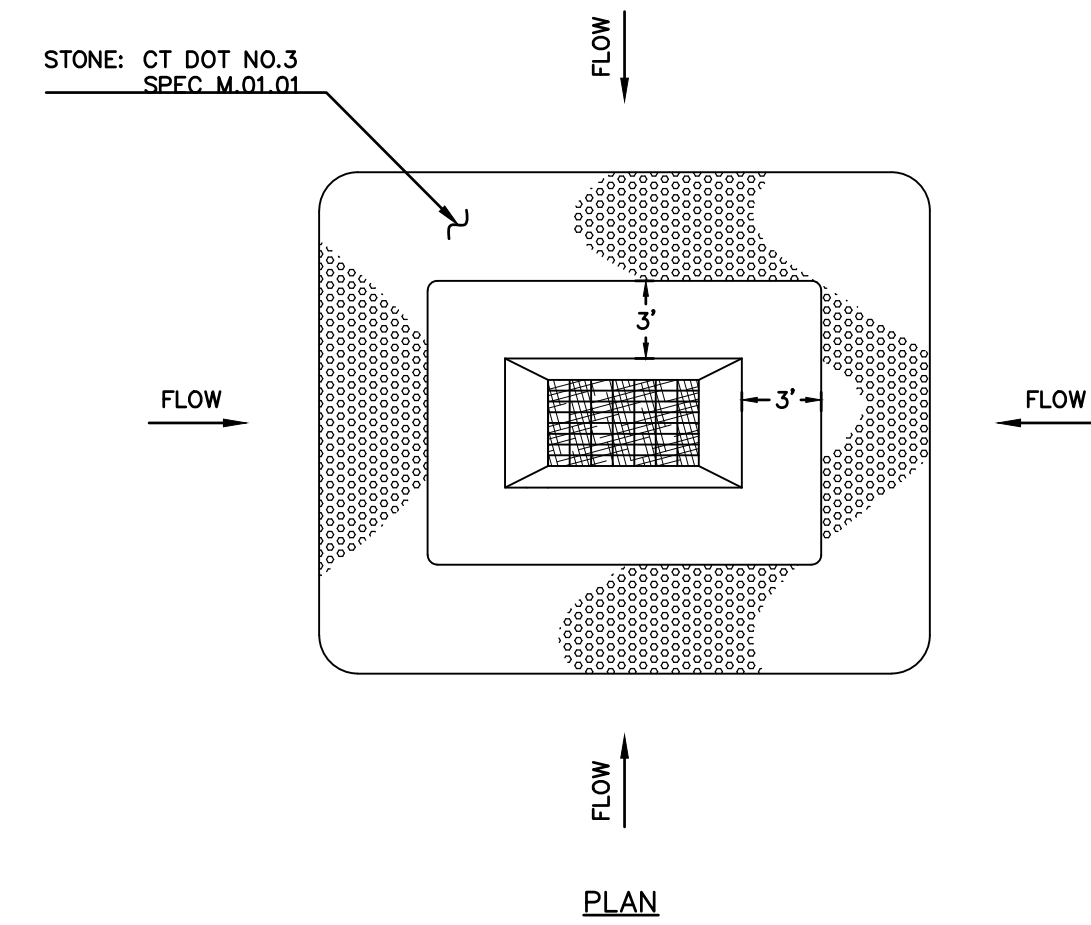


DEWATERING BAG
NOT TO SCALE

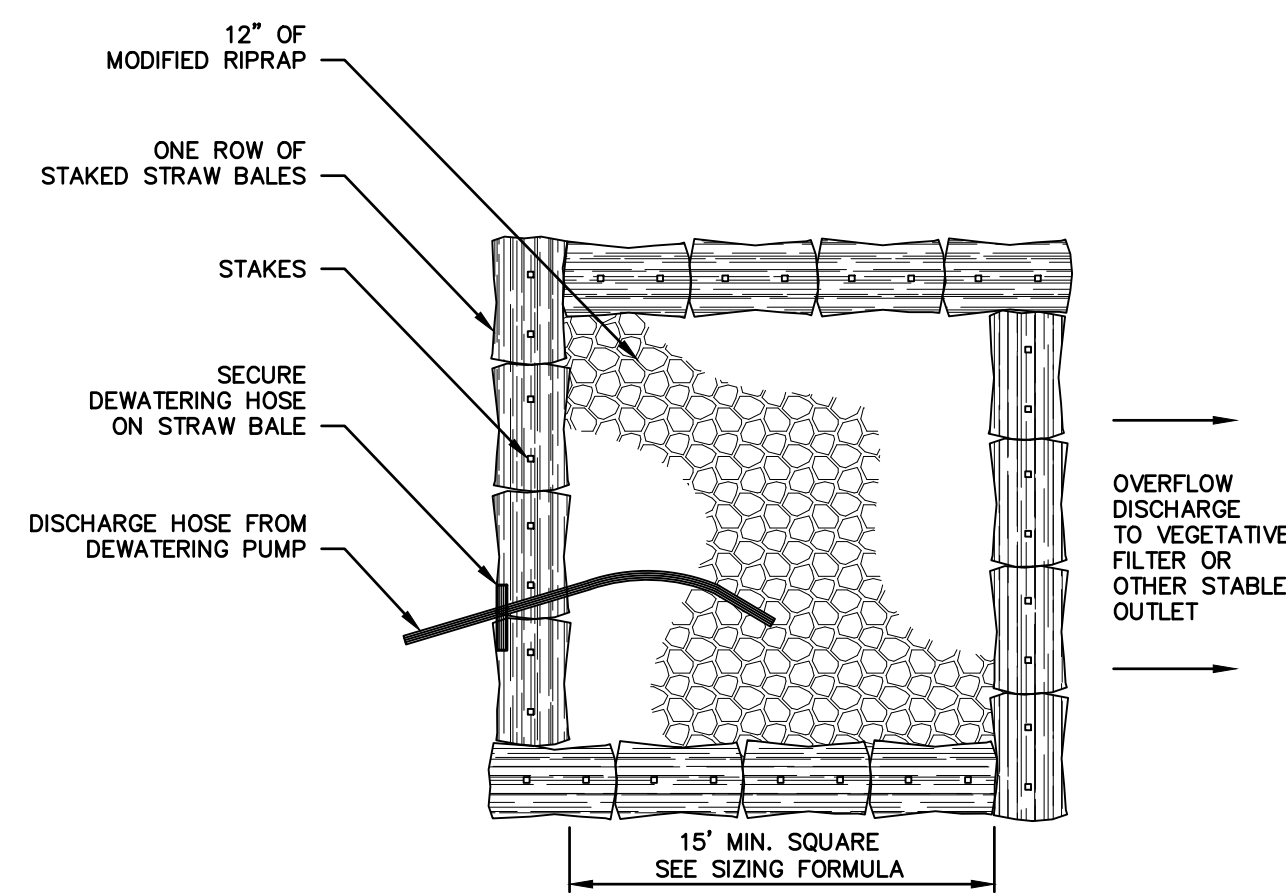


FOR TREE PROTECTION FENCE SHALL BE PLACED AT DRIPLINE OF TREES.

PROTECTIVE SAFETY FENCE
SCALE: N.T.S.



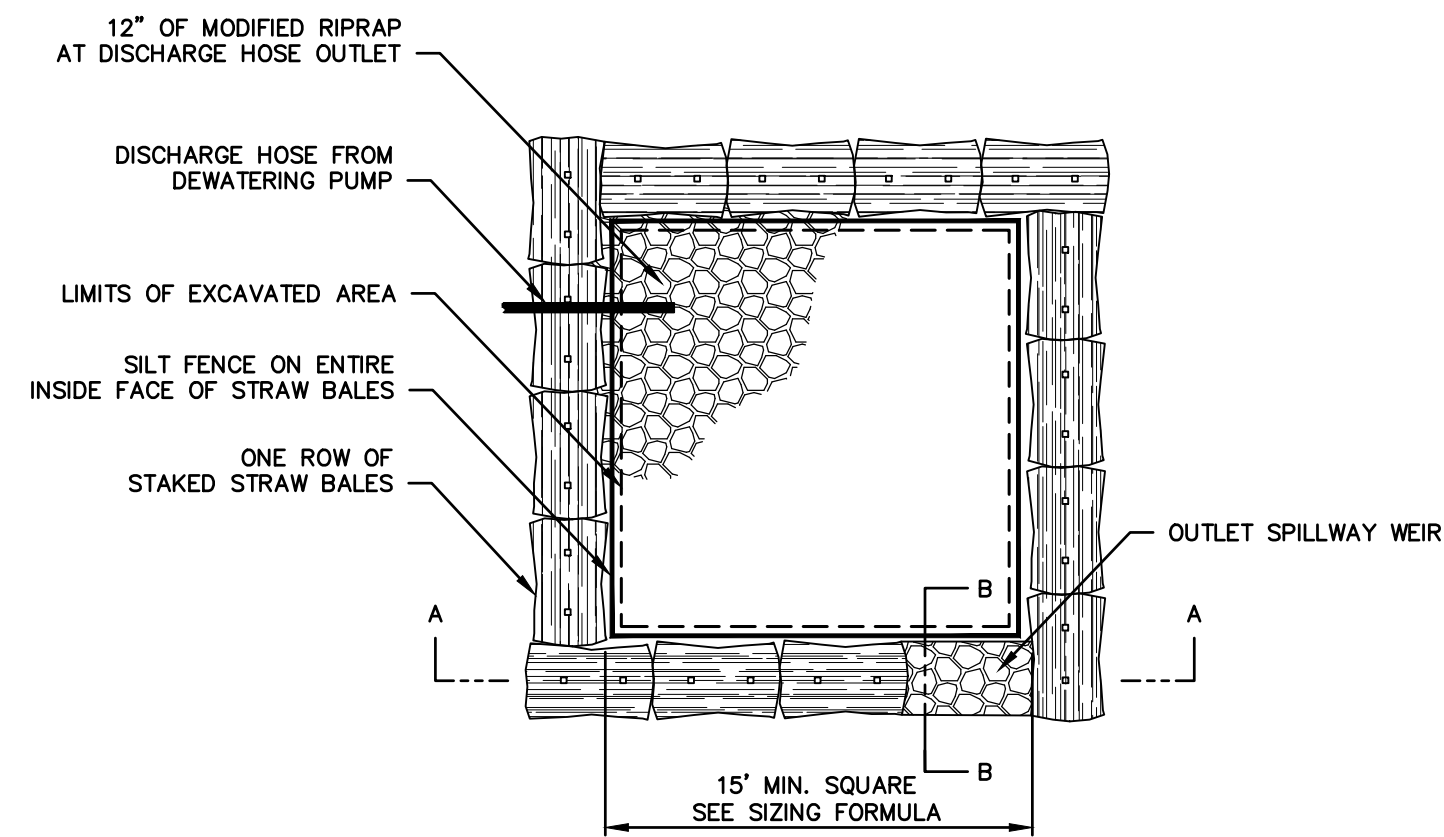
LOW POINT STONE CHECK DAM
NOT TO SCALE



SIZING FORMULA:
CUBIC FT. OF REQUIRED STORAGE = PUMP DISCHARGE RATE (GPM) x 16

PLAN

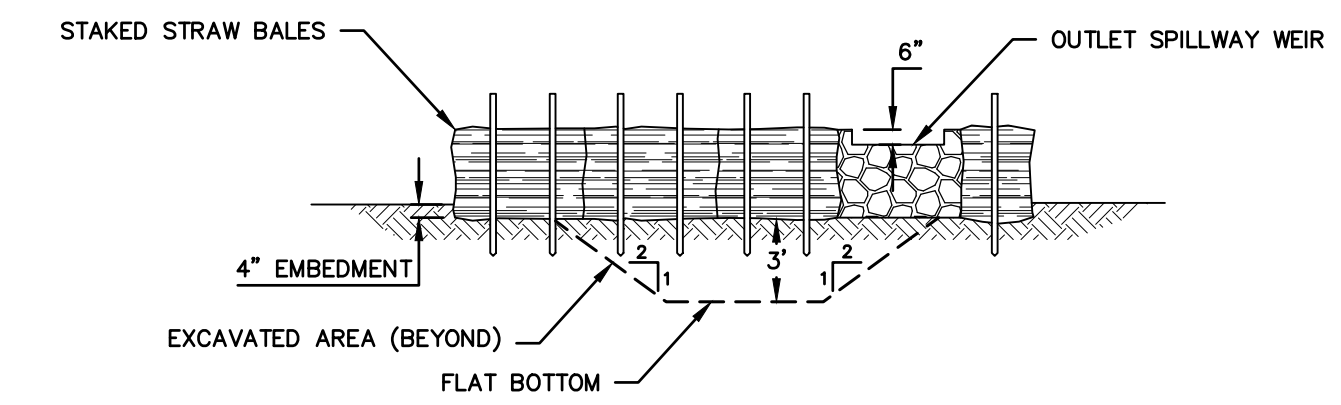
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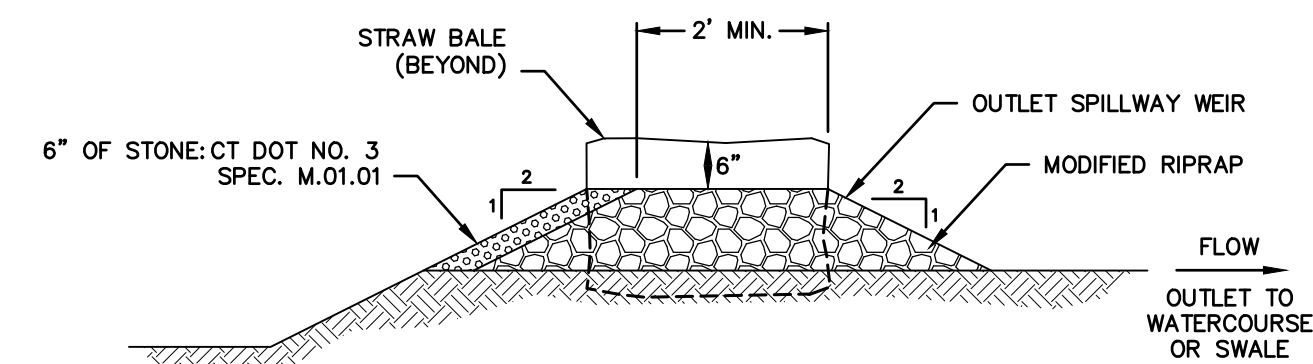
SIZING FORMULA:
CUBIC FT. OF REQUIRED STORAGE = PUMP DISCHARGE RATE (GPM) x 16

PLAN

PUMP SETTLING BASIN TYPE II
NOT TO SCALE

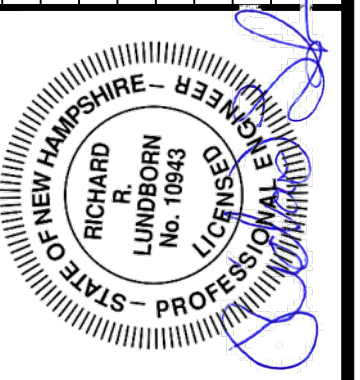


SECTION A-A



SECTION B-B

| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |

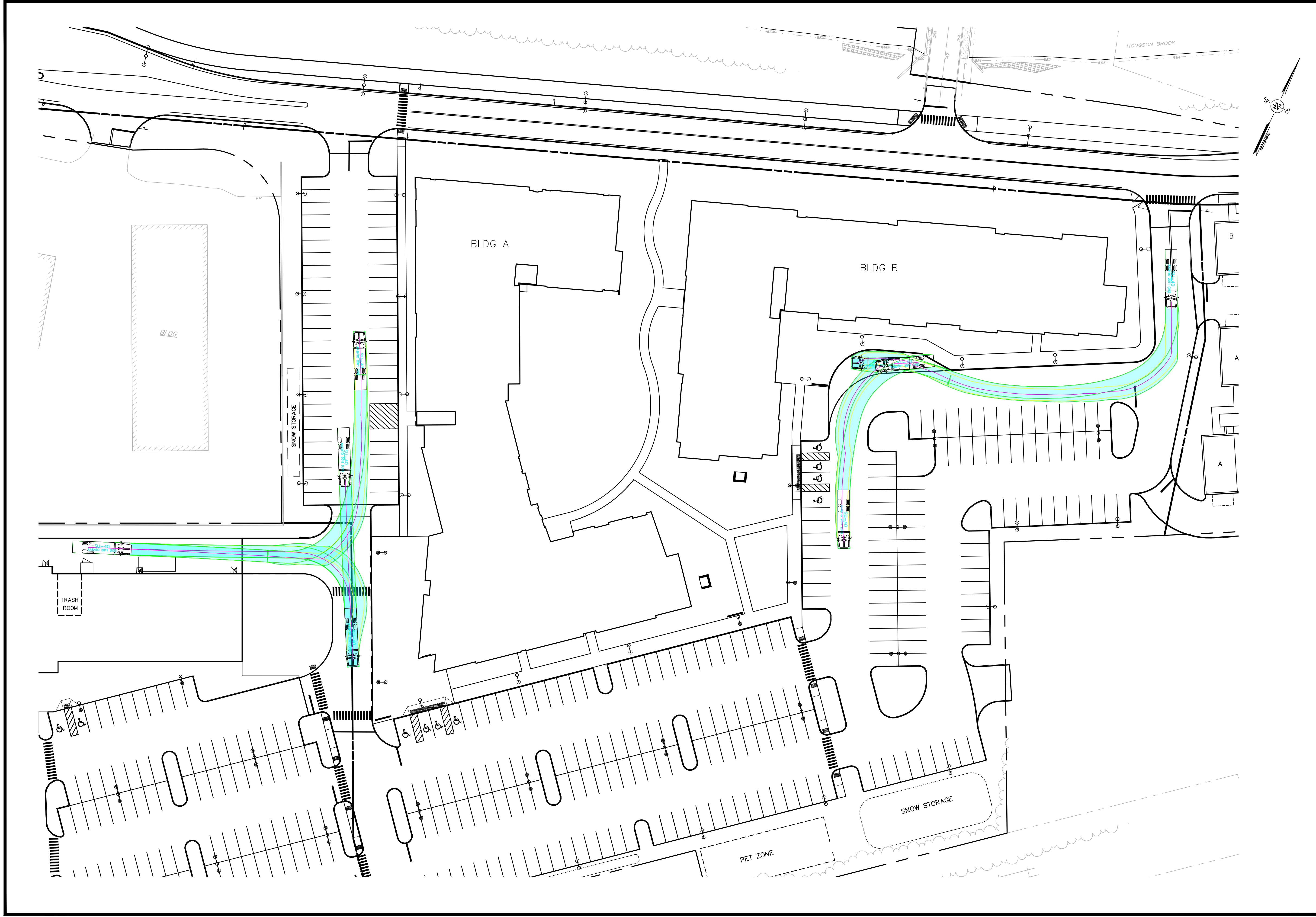


| SCALE: | HORIZ.: | VERT.: | DATUM: |
|--------|---------|--------|--------|
| | NTS | | |

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CATE STREET DEVELOPMENT, LLC
EROSION CONTROL DETAILS
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 08/19/2019
CD-562

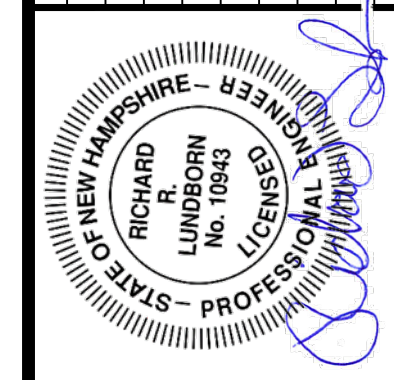


CT-201

CATE STREET DEVELOPMENT, LLC
 SU-40 BOX TRUCK
 TURNING MOVEMENTS
 CATE STREET/ WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

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 KENNEBUNK, MAINE 04043
 207.563.6609
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SCALE: HORZ.: 1"=30'
 VERT.: 1"=30'
 DATUM: NAD83
 HORZ.: NGVD29
 VERT.: NGVD29
 30 15 0 30
 GRAPHIC SCALE



| No. | DATE | DESCRIPTION | DESIGNER/REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |

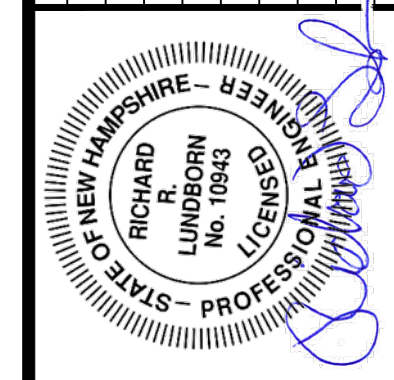


CT-202

CATE STREET DEVELOPMENT, LLC
 TOWER 5
 TURNING MOVEMENTS
 CATE STREET/WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

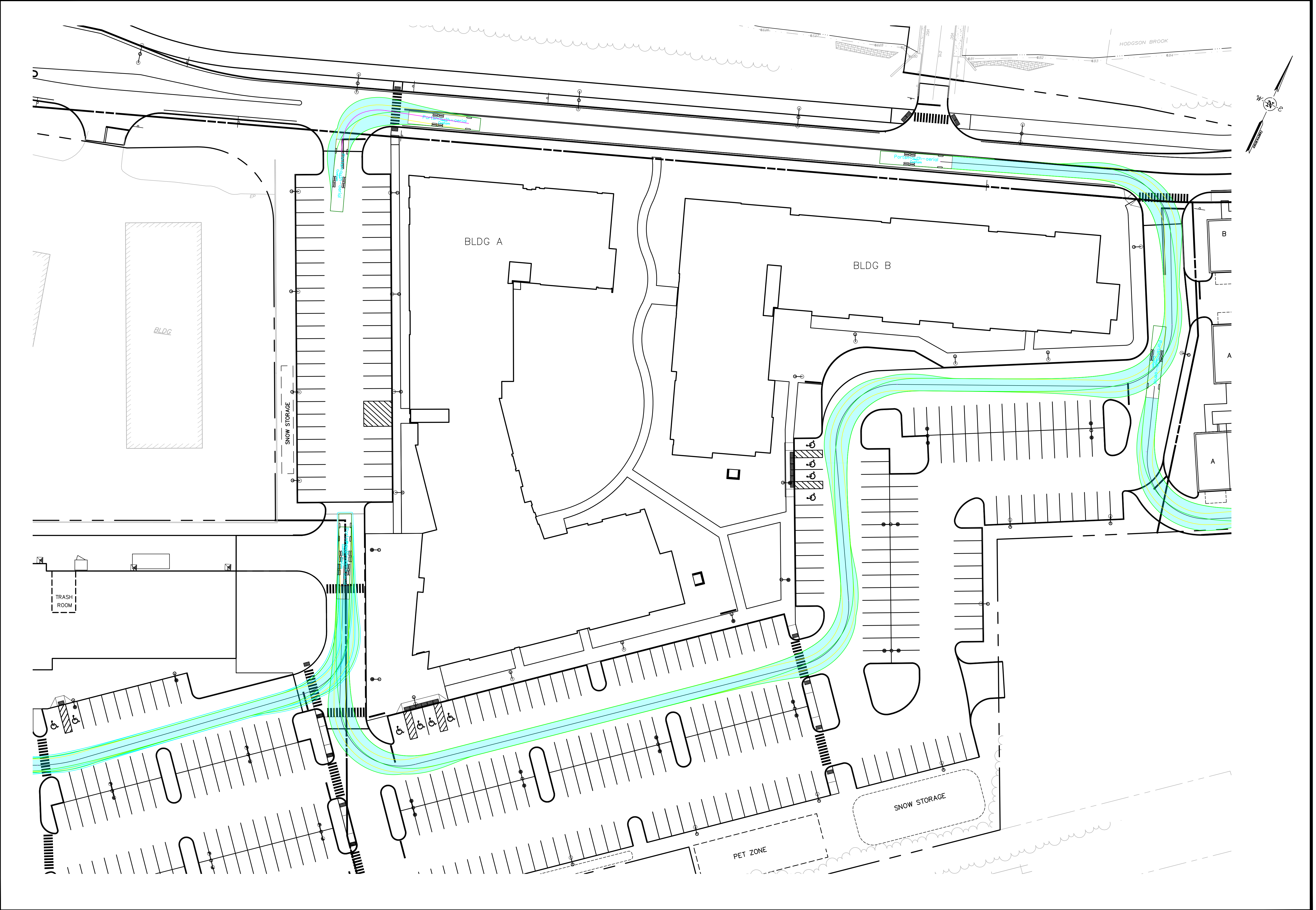
f
FUSS & O'NEILL
 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.0609
 www.fandoo.com

SCALE: HORZ.: 1"=30'
 VERT.: 1"=30'
 DATUM: NAD83
 HORZ.: NAD83
 VERT.: NGVD29
 30 15 0 30
 GRAPHIC SCALE

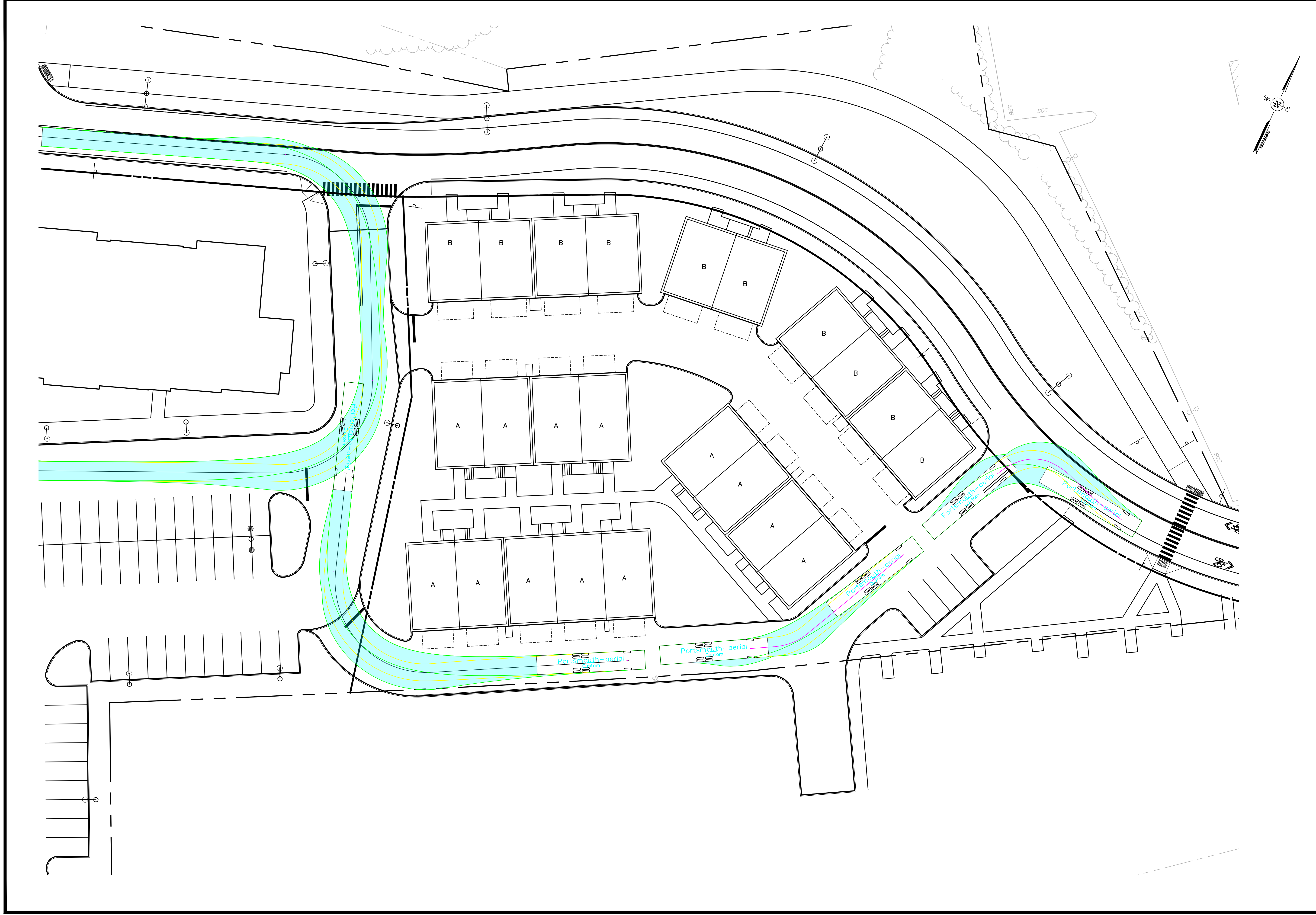


| No. | DATE | DESCRIPTION | DESIGNER REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | JVA/DAD |
| 4. | 7/24/2019 | TAC SUBMITTAL | JVA/DAD |
| 3. | 6/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 2. | 5/20/2019 | TAC SUBMITTAL | JVA/DAD |
| 1. | 3/18/2019 | TAC SUBMITTAL | JVA/DAD |

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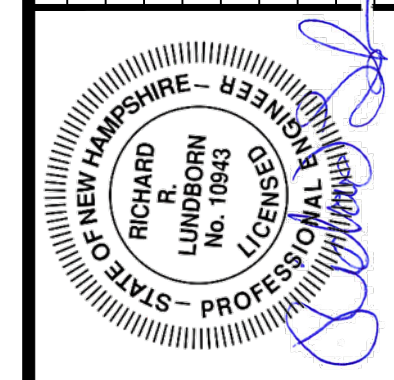
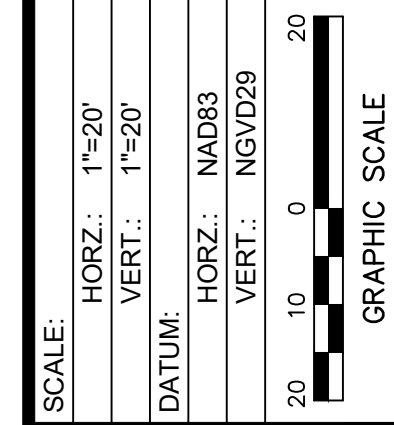
| | |
|--|--|
| <p>FUSS & O'NEILL UPPER SQUARE BUSINESS CENTER 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 207.563.6609 www.fandoo.com</p> | |
| <p>CATE STREET DEVELOPMENT, LLC TOWER 5 TURNING MOVEMENTS CATE STREET/WEST END YARDS PORTSMOUTH NEW HAMPSHIRE</p> | |
| <p>PROJ. No.: 20180317.A10 DATE: 08/19/2019</p> | |
| <p>CT-203</p> | |
| <p>SCALE: HORZ.: 1"=30' VERT.: 1"=30'</p> <p>DATUM: HORZ.: NAD83 VERT.: NGVD29</p> <p>GRAPHIC SCALE 0 15 30</p> | <p>REGISTERED PROFESSIONAL ENGINEER RICHARD R. LUDBORN No. 10843 STATE OF NEW HAMPSHIRE</p> |
| <p>5. 8/19/2019 TAC SUBMITTAL 4. 7/24/2019 TAC SUBMITTAL 3. 6/20/2019 TAC SUBMITTAL 2. 5/20/2019 TAC SUBMITTAL 1. 3/18/2019 TAC SUBMITTAL</p> | <p>JVA/DAD JVA/DAD JVA/DAD JVA/DAD JVA/DAD</p> |
| <p>No. 1</p> | <p>DATE DESCRIPTION DESIGNER REVIEWER</p> |



CT-204

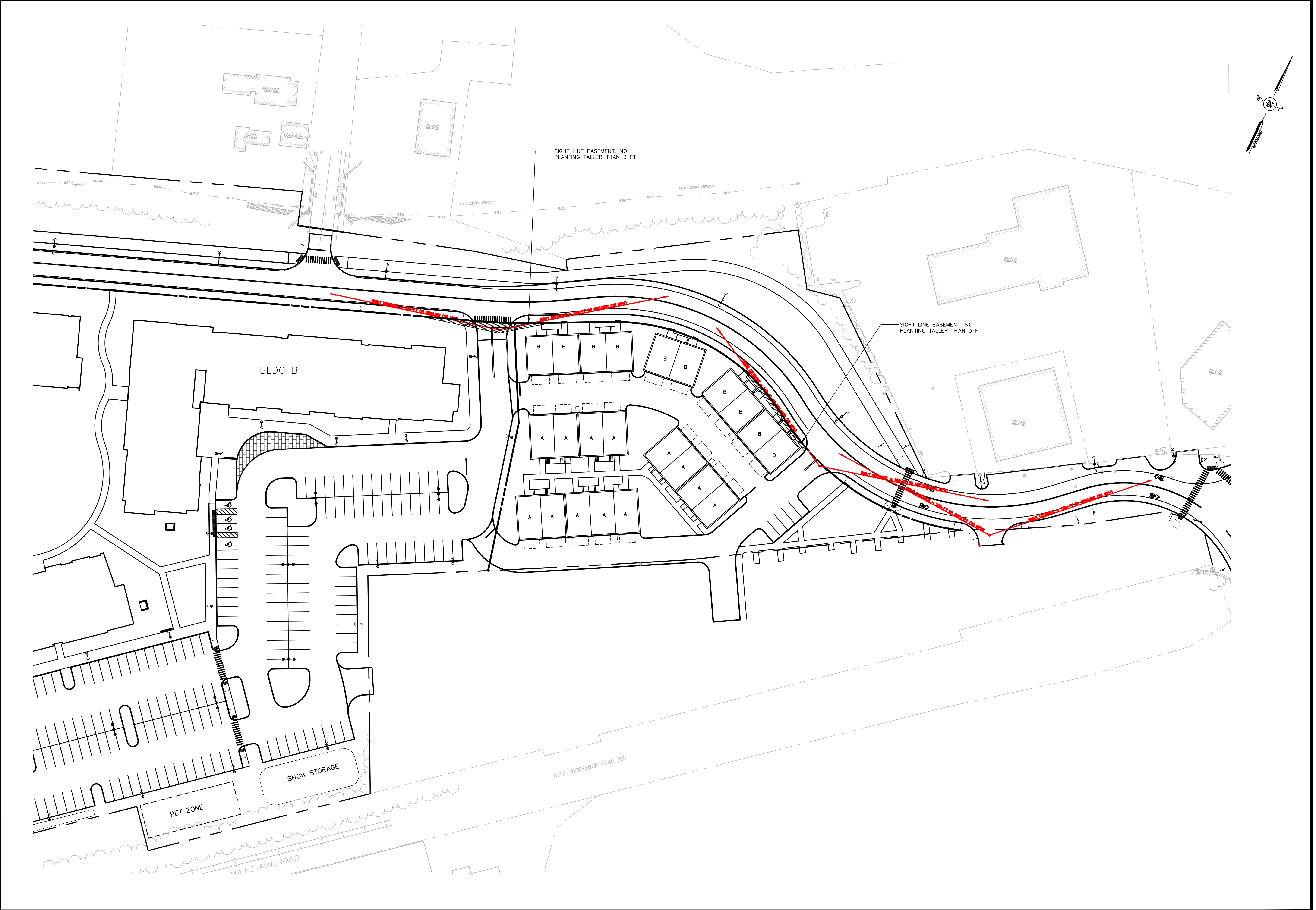
CATE STREET DEVELOPMENT, LLC
 TOWER 5
 TURNING MOVEMENTS
 CATE STREET/WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

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 UPPER SQUARE BUSINESS CENTER
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 KENNEBUNK, MAINE 04043
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| No. | DATE | DESCRIPTION | DESIGNER REVIEWER |
|-----|-----------|---------------|-------------------|
| 5. | 8/19/2019 | TAC SUBMITTAL | RRL |
| 4. | 7/24/2019 | TAC SUBMITTAL | RRL |
| 3. | 6/20/2019 | TAC SUBMITTAL | RRL |
| 2. | 5/20/2019 | TAC SUBMITTAL | RRL |
| 1. | 3/18/2019 | TAC SUBMITTAL | RRL |

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| | |
|---|--|
| <p>PROJ. No.: 20180317.A10 DATE: 08/19/2019</p> | |
| <p>CT-205</p> | |
| <p>CATE STREET DEVELOPMENT, LLC SIGHT DISTANCE CATE STREET/WEST END YARDS PORTSMOUTH NEW HAMPSHIRE</p> | |
| <p>FUSS & O'NEILL UPPER SQUARE BUSINESS CENTER 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 207.563.0669 www.fandoc.com</p> | |
| <p>SCALE: HORZ.: 1"=20' VERT.: 1"=20' DATUM: HORZ.: NAD83 VERT.: NGVD29</p> | <p>20 10 0 20 GRAPHIC SCALE</p> |
| <p>STATE OF NEW HAMPSHIRE RICHARD R. LUDBORN No. 10843 PROFESSIONAL ENGINEER LICENSE NO. 10843</p> | |
| <p>5. 8/19/2019 TAC SUBMITTAL RRL 4. 7/24/2019 TAC SUBMITTAL RRL 3. 6/20/2019 TAC SUBMITTAL RRL 2. 5/20/2019 TAC SUBMITTAL RRL 1. 3/18/2019 TAC SUBMITTAL RRL</p> | <p>DESIGNER REVIEWER</p> |

WEST END YARDS
PREPARED FOR
CATE STREET DEVELOPMENT LLC

SHEET STATUS

| MARK | DATE | BY | RELEASE |
|------|------------|----|------------------|
| A | 03/18/2019 | SS | TAC SUBMITTAL |
| B | 05/20/2019 | SS | TAC RE-SUBMITTAL |
| C | 06/20/2019 | SS | TAC RE-SUBMITTAL |
| D | 07/24/2019 | JM | TAC RE-SUBMITTAL |
| E | 08/19/2019 | SS | TAC RE-SUBMITTAL |

SHEET TITLE:

LANDSCAPE PLAN

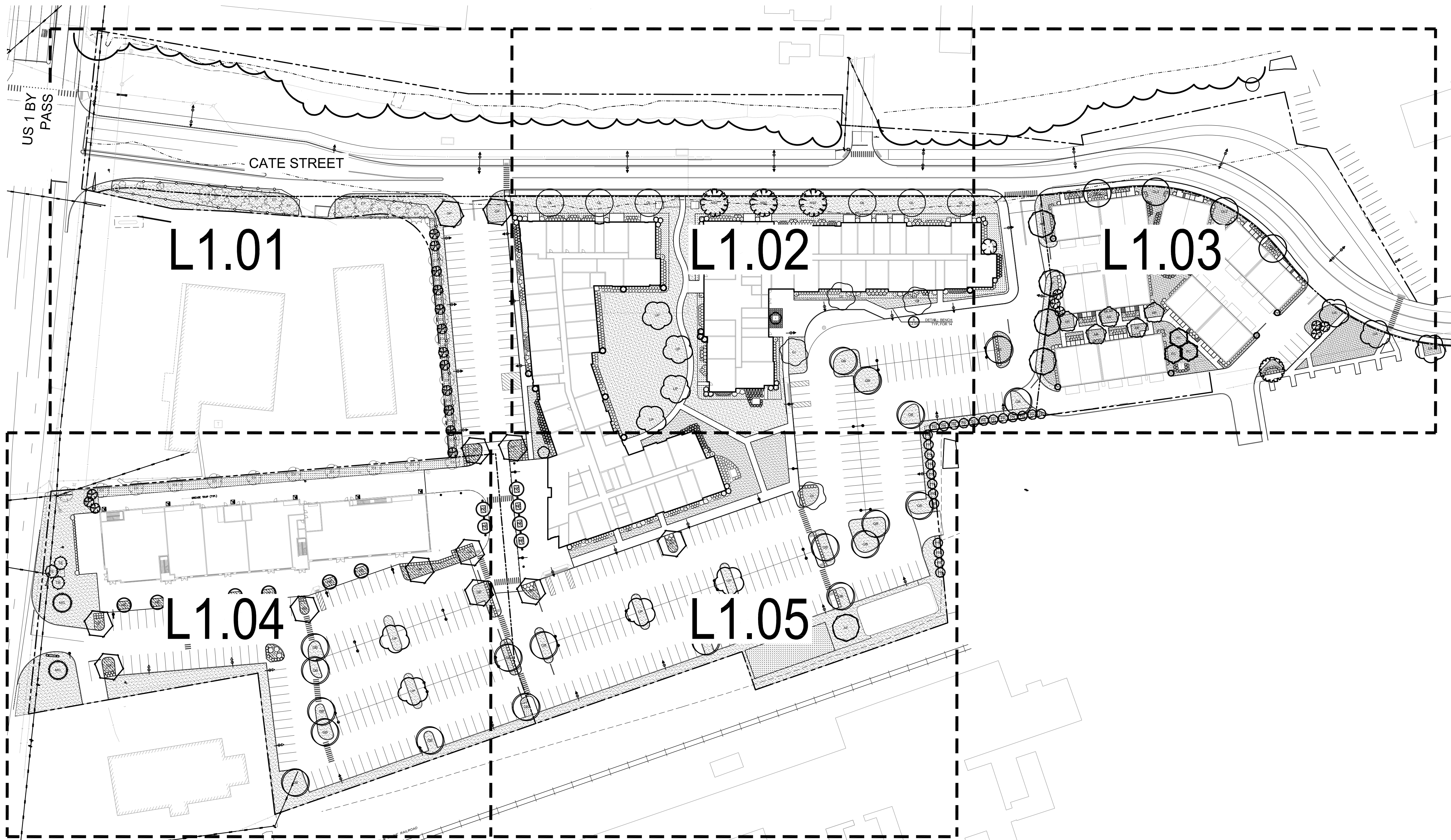
PROJECT NUMBER:

18041.00

L1.00

DATE: 03.18.2019

PERMIT ISSUE

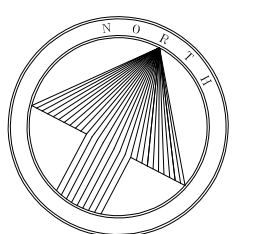
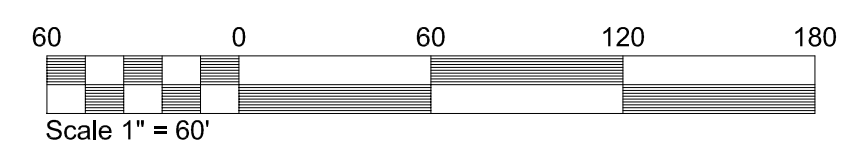


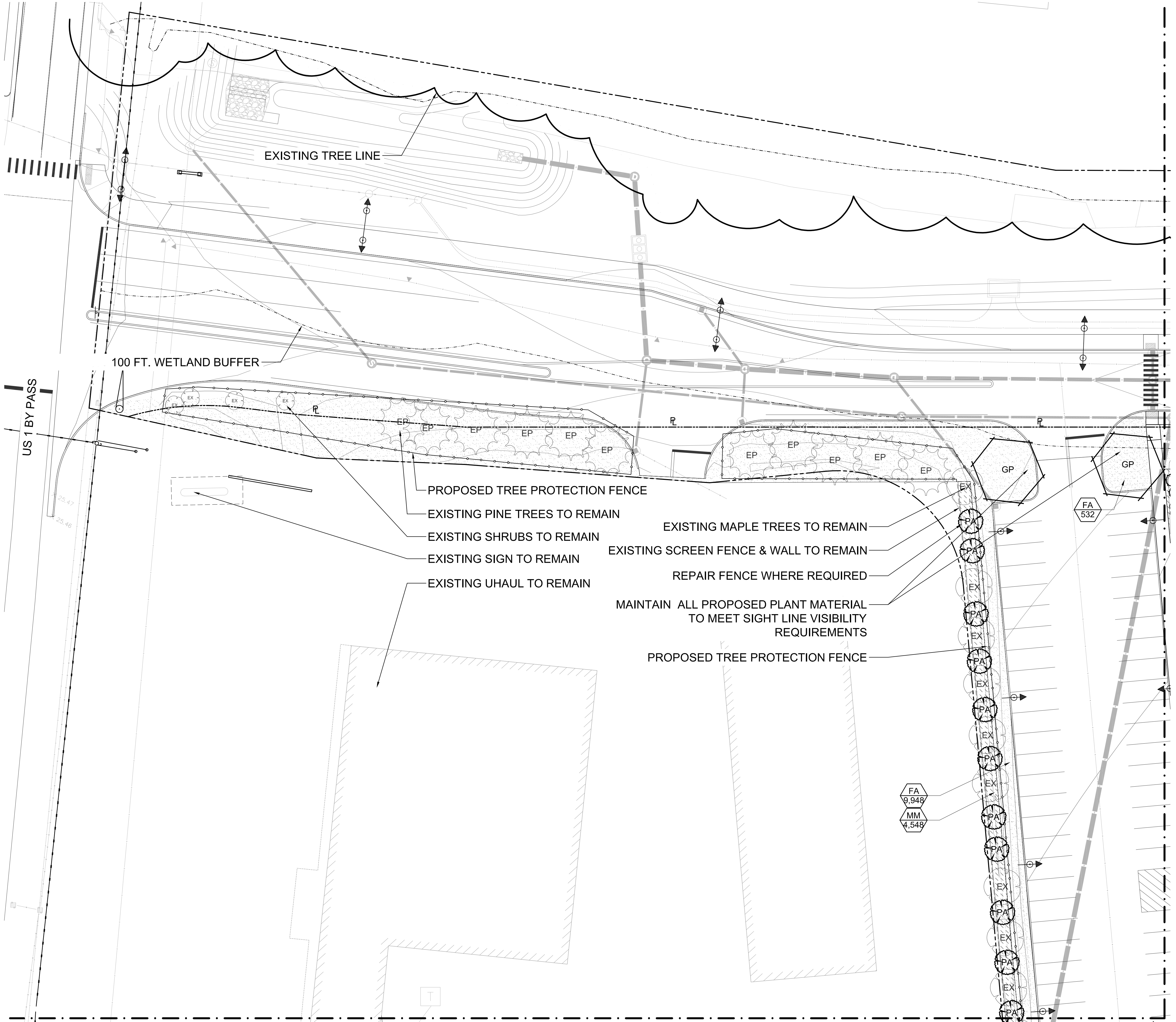
NOTE:

REFER TO PLANT SCHEDULE ON SHEET L1.06 FOR THE DETAILED PLANT SCHEDULE PER SECTION 6.2-2A OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

SITE PLAN NOTE:

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2. ALL SHRUBS WILL BE MAINTAINED TO A HEIGHT OF NO MORE THAN 36" TO ENSURE SIGHT LINES AT INTERSECTIONS.

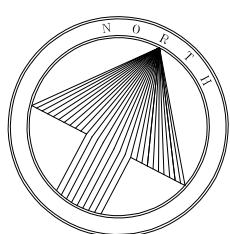
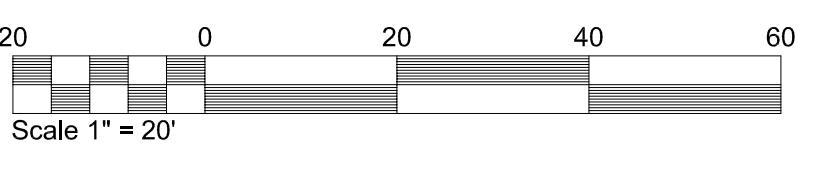




| PLANT SCHEDULE | |
|----------------|---|
| TREES | BOTANICAL / COMMON NAME |
| AF | Acer rubrum 'Franksred' TM / Red Sunset Maple |
| GI | Gleditsia triacanthos inermis 'Skycole' TM / Skyline Thornless Honey Locust |
| GP | Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo |
| ME | Magnolia x 'Elizabeth' / Magnolia |
| MG | Metasequoia glyptostroboides / Dawn Redwood |
| NS2 | Nyssa sylvatica / Sour Gum |
| PA | Picea abies / Norway Spruce |
| PE | Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree |
| PR | Pinus rigida / Pitch Pine |
| QB | Quercus bicolor / Swamp White Oak |
| QL | Quercus robur x bicolor 'Long' / Regal Prince Oak |
| SP | Stewartia pseudocamellia / Japanese Stewartia |
| TE | Thuja occidentalis 'Emerald' / Emerald Arborvitae |
| TH | Thuja occidentalis 'Holmstrup' / Holmstrup Cedar |
| TO | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae |
| TS | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae |
| UP | Ulmus americana 'Princeton' / American Elm |
| SHRUBS | BOTANICAL / COMMON NAME |
| B2 | Buxus sempervirens / American Boxwood |
| BW | Buxus microphylla 'Wintergreen' / Wintergreen Boxwood |
| CH | Clethra alnifolia 'Hummingbird' / Summersweet Clethra |
| CS | Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra |
| HB | Hibiscus syriacus 'Blue Satin' / Rose-of-Sharon |
| HL | Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea |
| IP | Ilex x meserveae 'Blue Prince' TM / Blue Prince Holly |
| MP | Myrica pensylvanica / Northern Bayberry |
| PM | Pinus mugo / Mugo Pine |
| RG | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac |
| RP | Rhododendron x 'P.J.M.' / Rhododendron P.J.M. |
| SB | Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem |
| SBB | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea |
| SG | Spiraea japonica 'Goldmound' / Spiraea |
| SM | Syringa meyeri 'Palibin' / Dwarf Korean Lilac |
| TD | Taxus x media 'Densiflora' / Dense Yew |
| GROUND COVERS | BOTANICAL / COMMON NAME |
| FA | Festuca arundinacea / Tall Fescue Seed Mix |
| HO | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily |
| LC | Liriope spicata / Creeping Lily Turf |
| MM | Mulch / Hardwood Mulch |
| PAR | Perovskia atriplicifolia / Russian Sage |

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SITE solutions

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 300 Northcreek Bldg. 300 F: 404.705.9491
 Atlanta, Georgia 30327 www.sitesolutionsla.com

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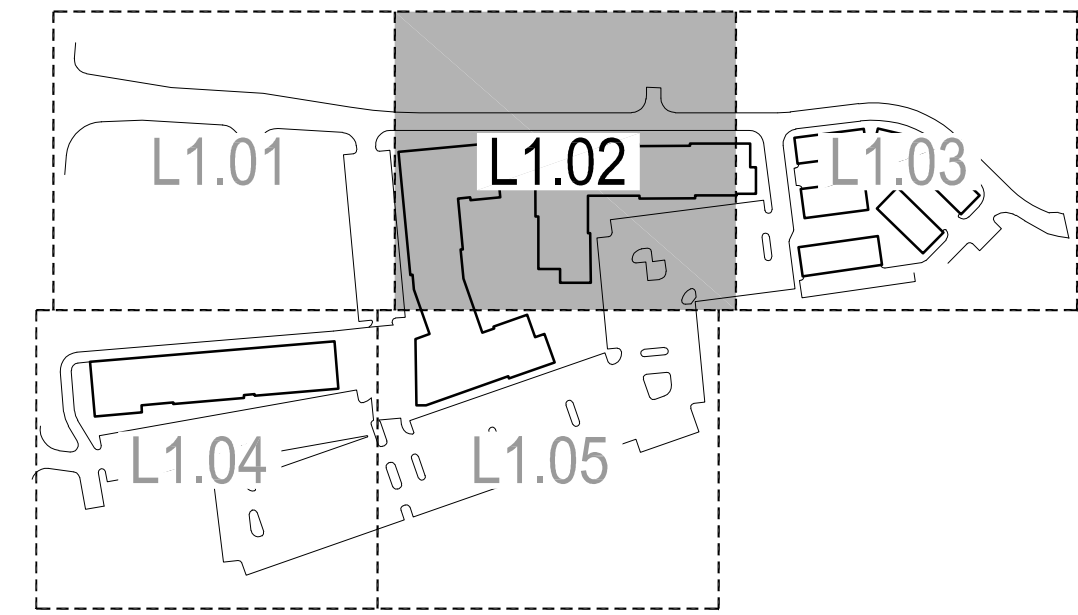
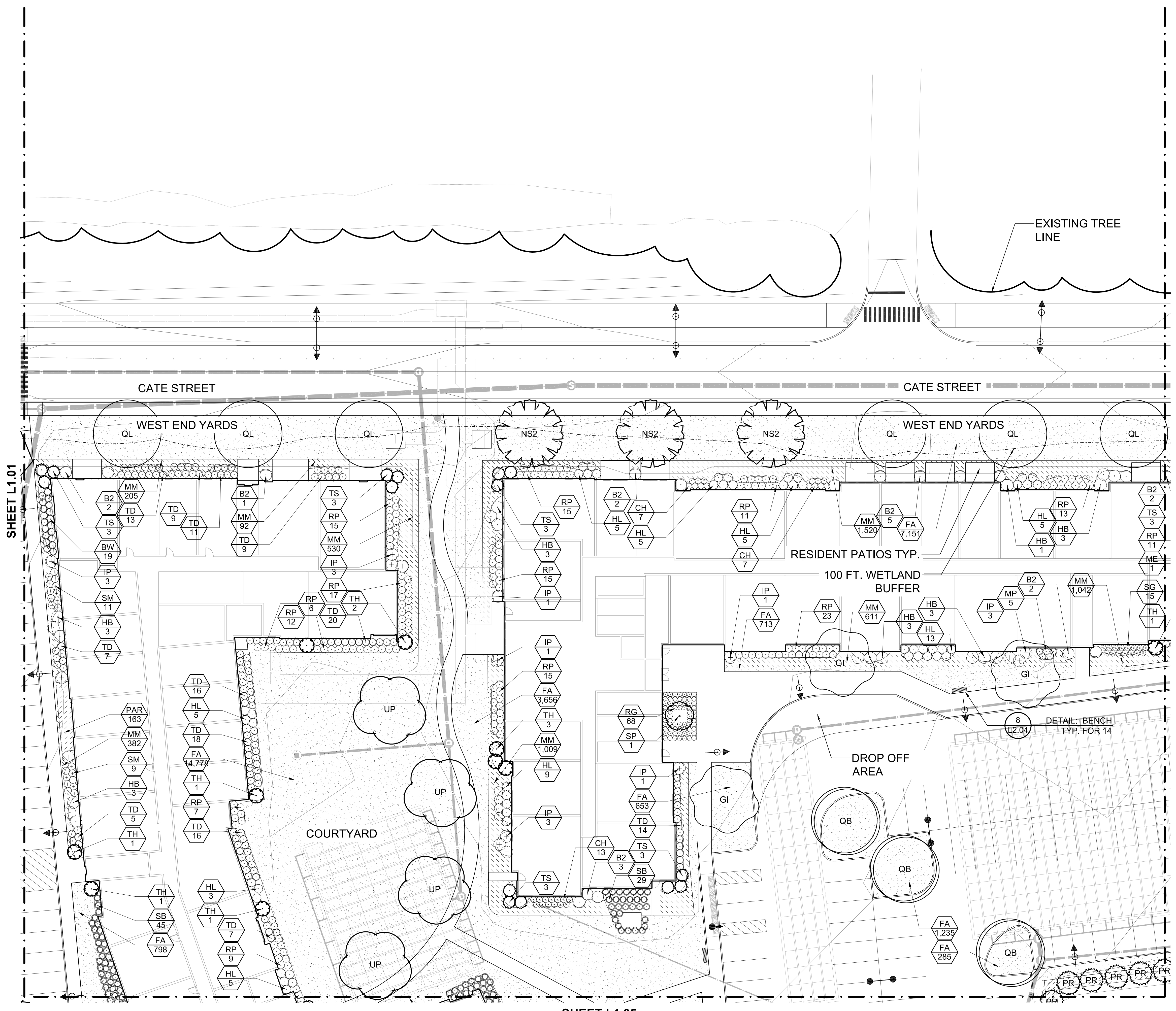
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| C | 06/20/2019 | SS | TAC RE-SUBMITTAL |
| D | 07/24/2019 | JM | TAC RE-SUBMITTAL |
| E | 08/19/2019 | SS | TAC RE-SUBMITTAL |

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NUMBER:
 18041.00

L1.01

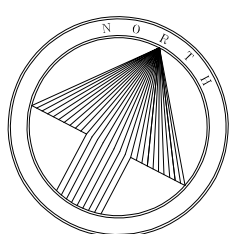
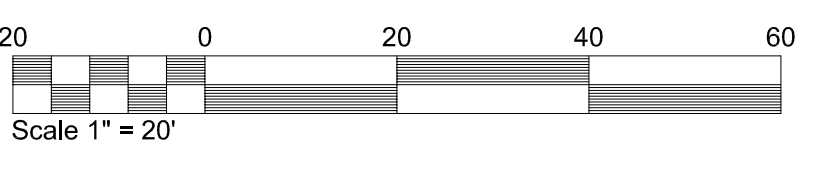
DATE: 03.18.2019
 PERMIT ISSUE



| PLANT SCHEDULE | |
|----------------|---|
| TREES | BOTANICAL / COMMON NAME |
| AF | Acer rubrum 'Franksred' TM / Red Sunset Maple |
| GI | Gleditsia triacanthos inermis 'Skycole' TM / Skyline Thornless Honey Locust |
| GP | Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo |
| ME | Magnolia x 'Elizabeth' / Magnolia |
| MG | Metasequoia glyptostroboides / Dawn Redwood |
| NS2 | Nyssa sylvatica / Sour Gum |
| PA | Picea abies / Norway Spruce |
| PE | Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree |
| PR | Pinus rigida / Pitch Pine |
| QB | Quercus bicolor / Swamp White Oak |
| QL | Quercus robur x bicolor 'Long' / Regal Prince Oak |
| SP | Stewartia pseudocamellia / Japanese Stewartia |
| TE | Thuja occidentalis 'Emerald' / Emerald Arborvitae |
| TH | Thuja occidentalis 'Holmstrup' / Holmstrup Cedar |
| TO | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae |
| TS | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae |
| UP | Ulmus americana 'Princeton' / American Elm |
| SHRUBS | BOTANICAL / COMMON NAME |
| B2 | Buxus sempervirens / American Boxwood |
| BW | Buxus microphylla 'Wintergreen' / Wintergreen Boxwood |
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| CS | Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra |
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| HL | Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea |
| IP | Ilex x meserveae 'Blue Prince' TM / Blue Prince Holly |
| MP | Myrica pensylvanica / Northern Bayberry |
| PM | Pinus mugo / Mugo Pine |
| RG | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac |
| RP | Rhododendron x 'P.J.M.' / Rhododendron P.J.M. |
| SB | Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem |
| SBB | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea |
| SG | Spiraea japonica 'Goldmound' / Spiraea |
| SM | Syringa meyeri 'Palibin' / Dwarf Korean Lilac |
| TD | Taxus x media 'Densiformis' / Dense Yew |
| GROUND COVERS | BOTANICAL / COMMON NAME |
| FA | Festuca arundinacea / Tall Fescue Seed Mix |
| HO | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily |
| LC | Liriope spicata / Creeping Lily Turf |
| MM | Mulch / Hardwood Mulch |
| PAR | Perovskia atriplicifolia / Russian Sage |

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| D | 07/24/2019 | JM | TAC RE-SUBMITTAL |
| E | 08/19/2019 | SS | TAC RE-SUBMITTAL |

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NUMBER:
 18041.00

L1.02

DATE: 03.18.2019
 PERMIT ISSUE

SHEET L1.01

SHEET L1.03

SHEET L1.05

SHEET STATUS

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| C | 08/20/2019 | SS | TAC RE-SUBMITTAL |
| D | 07/24/2019 | JM | TAC RE-SUBMITTAL |
| E | 08/19/2019 | SS | TAC RE-SUBMITTAL |

SHEET TITLE:

LANDSCAPE PLAN

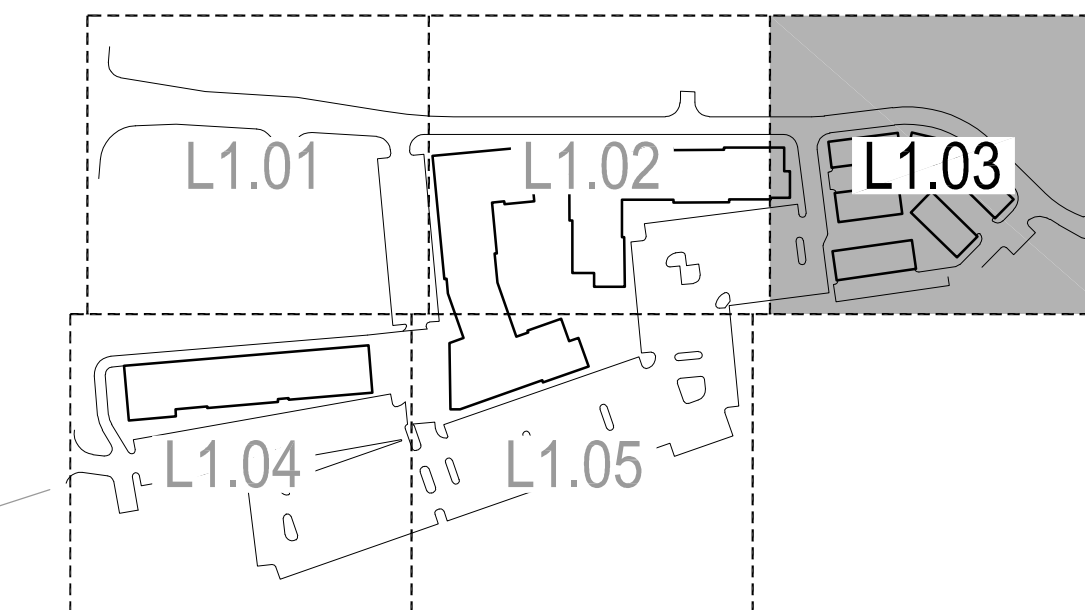
PROJECT NUMBER:

18041.00

L1.03

DATE: 03.18.2019

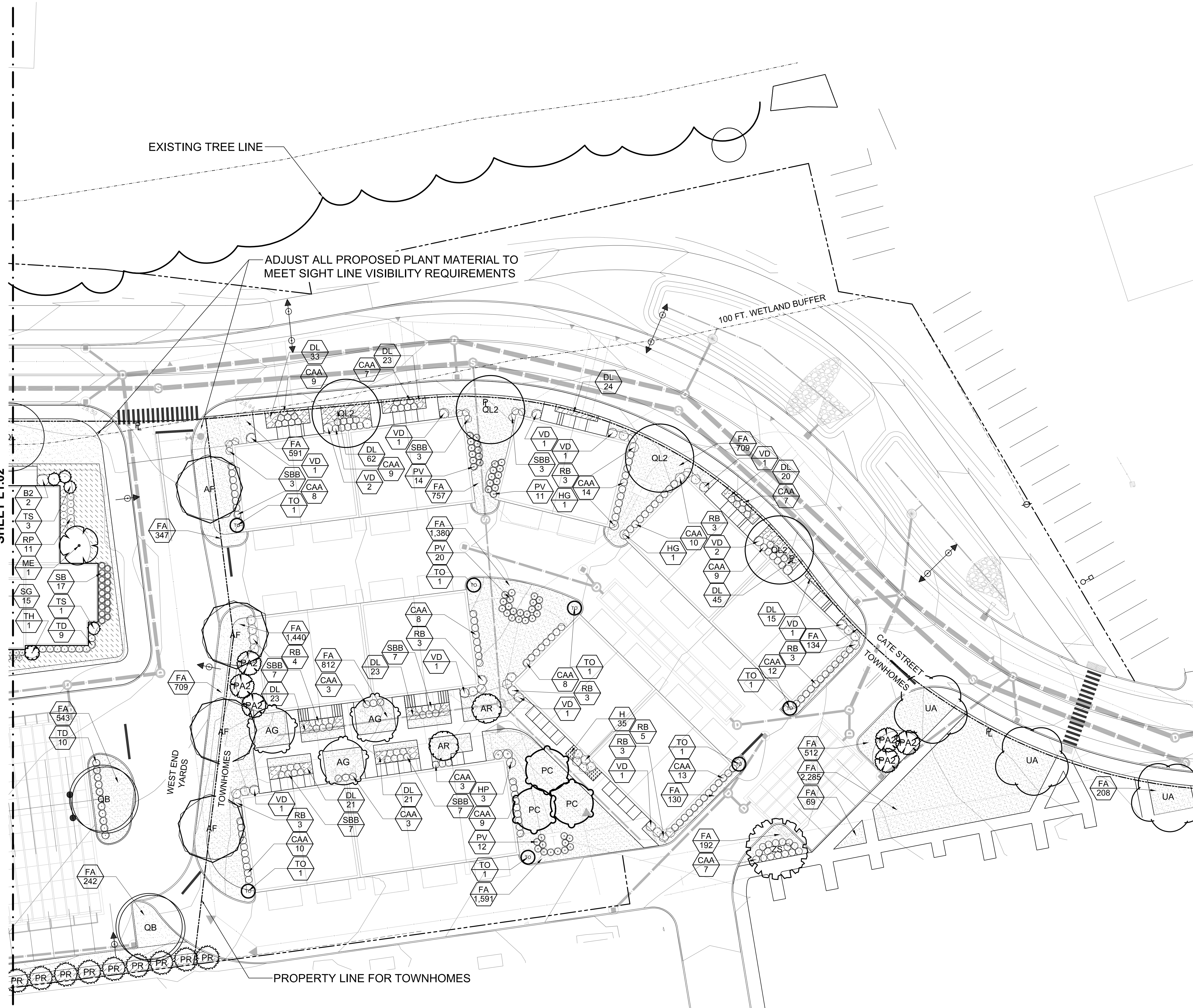
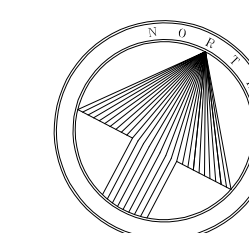
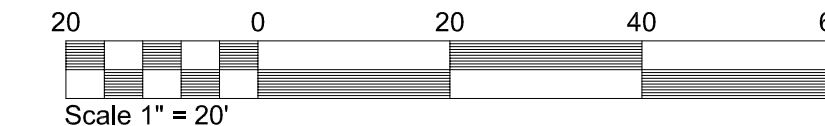
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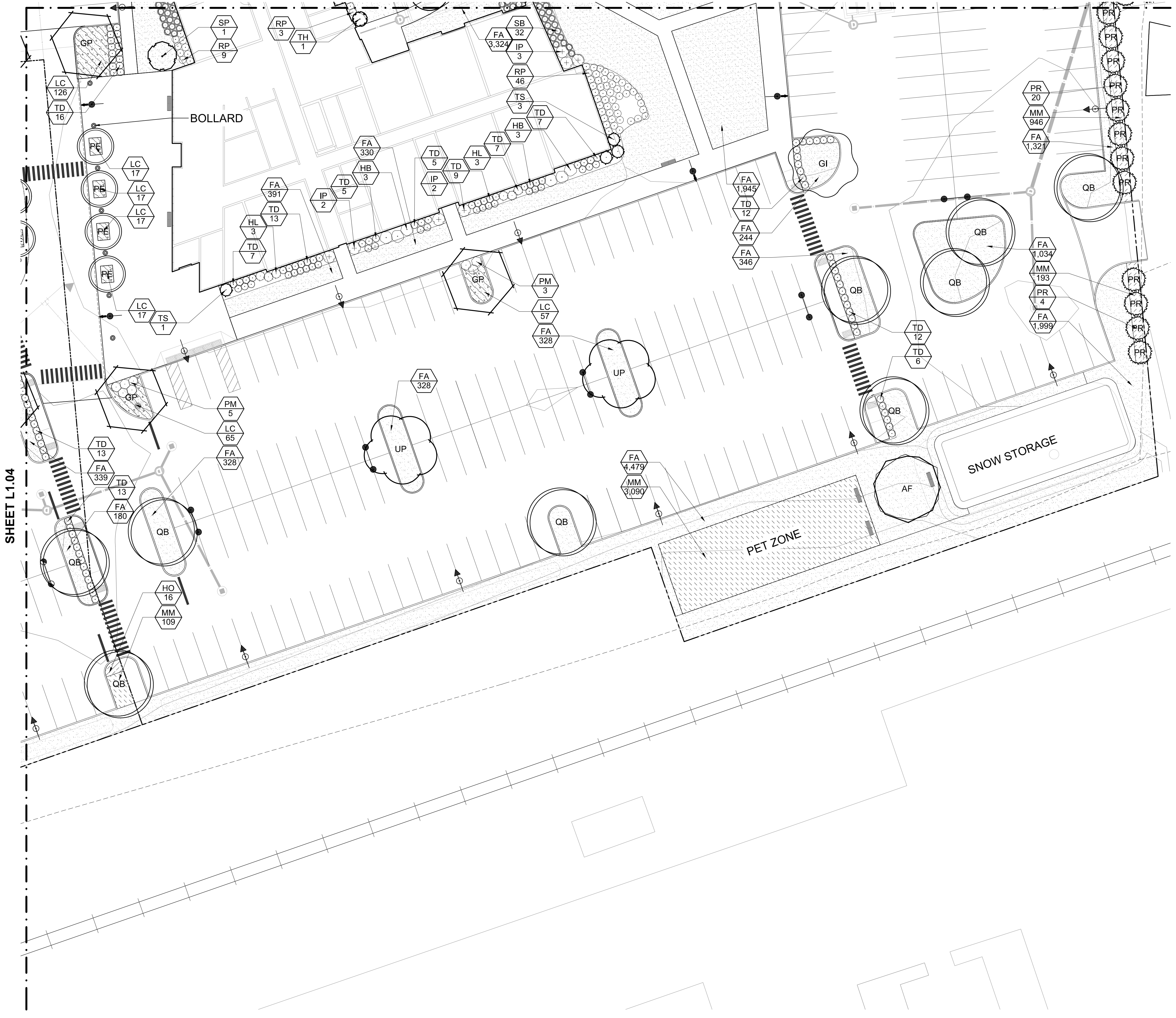


| PLANT SCHEDULE TOWNHOMES | |
|--------------------------|--|
| TREES | BOTANICAL / COMMON NAME |
| AG | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry |
| AR | Acer rubrum 'October Glory' / October Glory Maple |
| PA2 | Picea abies / Norway Spruce |
| PC | Pyrus calleryana 'Chanticleer' / Chanticleer Pear |
| QL2 | Quercus robur x bicolor 'Long' / Regal Prince Oak |
| TO | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae |
| UA | Ulmus americana 'Princeton' / American Elm |
| ZS | Zelkova serrata 'Green Vase' / Green Vase Zelkova |
| SHRUBS | BOTANICAL / COMMON NAME |
| CAA | Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra |
| HG | Hydrangea paniculata 'PeeGee Panicle' / PeeGee Panicle Hydrangea |
| HP | Hydrangea paniculata 'Little Lamb' / Hardy Hydrangea |
| PV | Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass |
| RB | Rhododendron catawbiense 'Boursault' / Boursault Catawba Rhododendron |
| SBB | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea |
| VD | Viburnum dentatum 'Blue Muffin' / Blue Muffin Viburnum |
| GROUND COVERS | BOTANICAL / COMMON NAME |
| DL | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily |
| FA | Festuca arundinacea / Tall Fescue Seed Mix |
| H | Hosta x 'Royal Standard' / Plantain Lily |

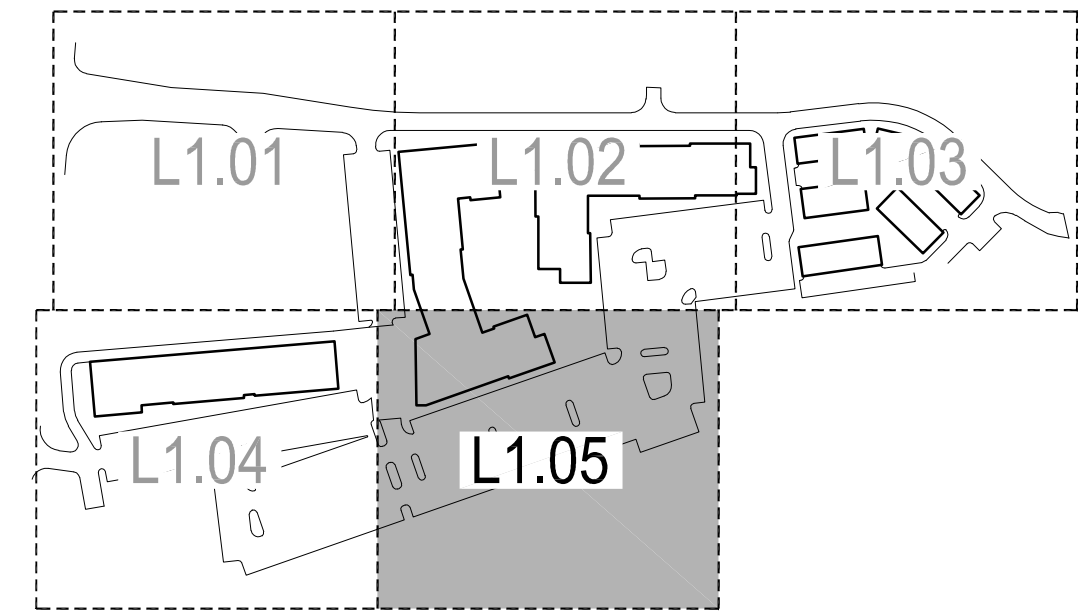
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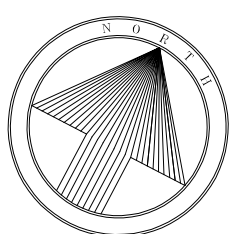
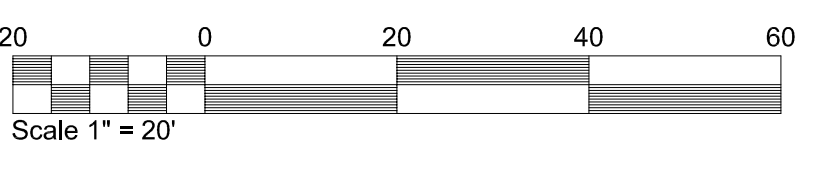
SHEET L1.04



PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME |
|---------------|---|
| AF | Acer rubrum 'Franksred' TM / Red Sunset Maple |
| GI | Gleditsia triacanthos inermis 'Skycoke' TM / Skyline Thornless Honey Locust |
| GP | Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo |
| ME | Magnolia x 'Elizabeth' / Magnolia |
| MG | Metasequoia glyptostroboides / Dawn Redwood |
| NS2 | Nyssa sylvatica / Sour Gum |
| PA | Picea abies / Norway Spruce |
| PE | Platanus x acerifolia 'Exclamation' TM / Exclamation London Plane Tree |
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| QB | Quercus bicolor / Swamp White Oak |
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| SHRUBS | BOTANICAL / COMMON NAME |
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| CH | Clethra alnifolia 'Hummingbird' / Summersweet Clethra |
| CS | Clethra alnifolia 'Ruby Spice' / Ruby Spice Clethra |
| HB | Hibiscus syriacus 'Blue Satin' / Rose-of-Sharon |
| HL | Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea |
| IP | Ilex x meserveae 'Blue Prince' TM / Blue Prince Holly |
| MP | Myrica pensylvanica / Northern Bayberry |
| PM | Pinus mugo / Mugo Pine |
| RG | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac |
| RP | Rhododendron x 'P.J.M.' / Rhododendron P.J.M. |
| SB | Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem |
| SBB | Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea |
| SG | Spiraea japonica 'Goldmound' / Spiraea |
| SM | Syringa meyeri 'Palibin' / Dwarf Korean Lilac |
| TD | Taxus x media 'Densiformis' / Dense Yew |
| GROUND COVERS | BOTANICAL / COMMON NAME |
| FA | Festuca arundinacea / Tall Fescue Seed Mix |
| HO | Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily |
| LC | Liriope spicata / Creeping Lily Turf |
| MM | Mulch / Hardwood Mulch |
| PAR | Perovskia atriplicifolia / Russian Sage |

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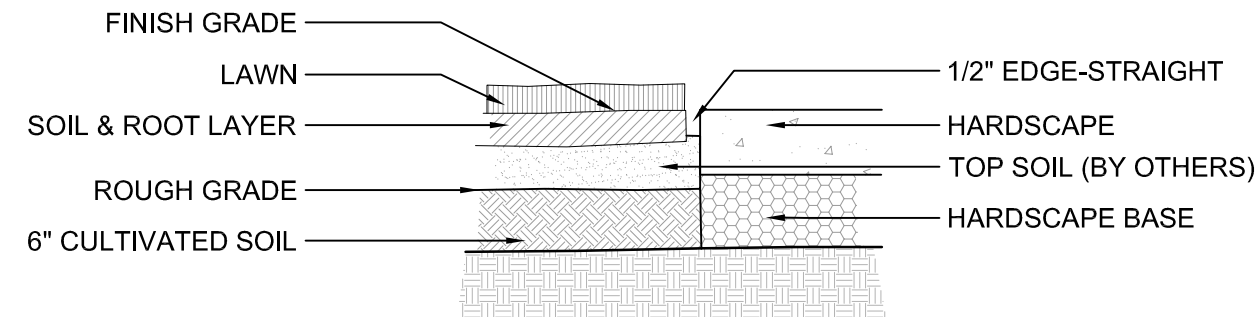
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| D | 07/24/2019 | JM | TAC RE-SUBMITTAL |
| E | 08/19/2019 | SS | TAC RE-SUBMITTAL |

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NUMBER:
18041.00

L1.05

DATE: 03.18.2019
PERMIT ISSUE

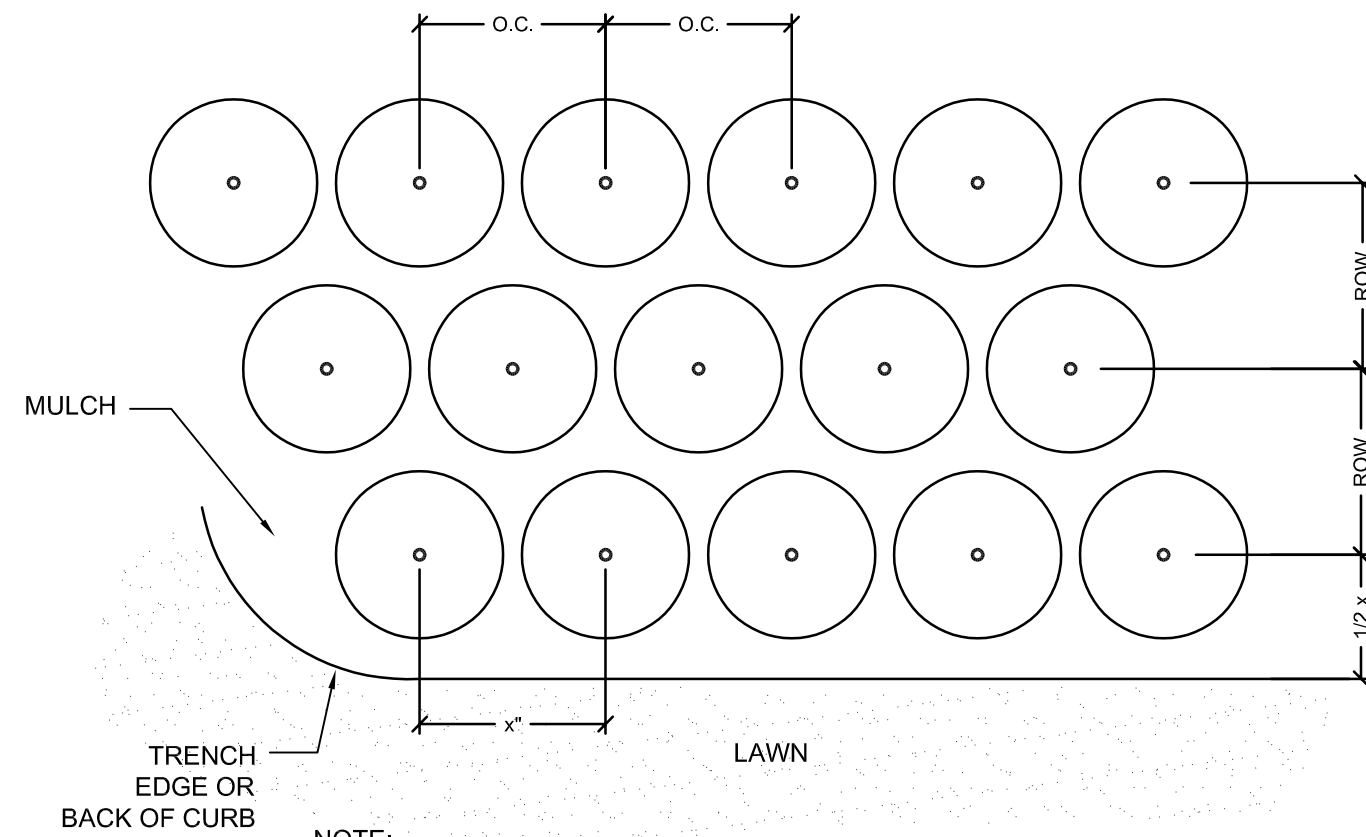


INSTALLATION NOTES:

1. GENERAL CONTRACTOR TO PROVIDE GRADES TO WITHIN TWO TENTH OF A FOOT FOR PROPOSED GRADES.
2. CULTIVATE TO A DEPTH OF 6".
3. FINE GRADE AS REQUIRED TO REACH FINISH GRADE PER CIVIL DRAWINGS.
4. APPLY LIME AND FERTILIZER, AS SPECIFIED.
5. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURE'S RECOMMENDATION.
6. LAY SOD & ROLL LEVEL.
7. WATER ENTIRE AREA THOROUGHLY.
8. 1. INSTALL SOD SO THAT THE TOP OF SOIL & ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT

1 SECTION: TYP. SOD INSTALLATION

SCALE: N.T.S.

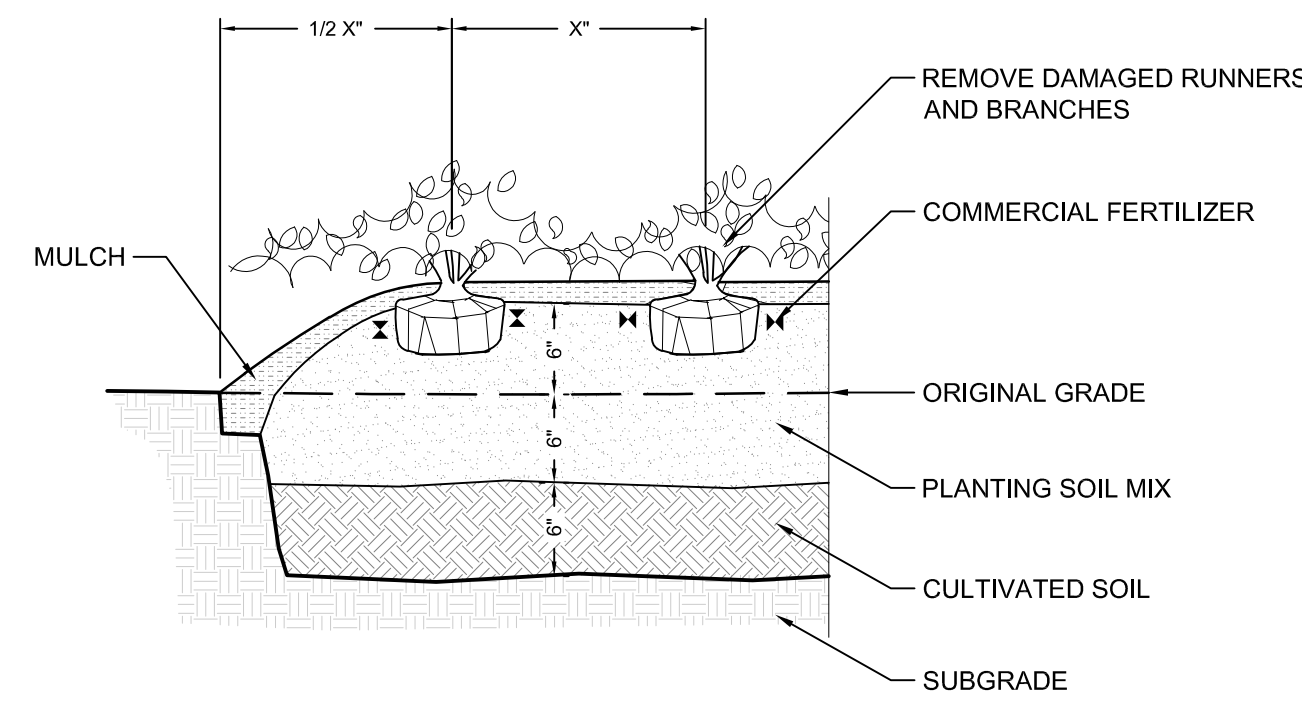


NOTE:

1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. 'X'= TYP. ON CENTER SPACING AS SHOWN ON PLANT SCHEDULE
3. ALL ROWS TO BE STRAIGHT AND PARALLEL

4 PLAN: TYP. PLAN MASS SPACING

SCALE: NTS

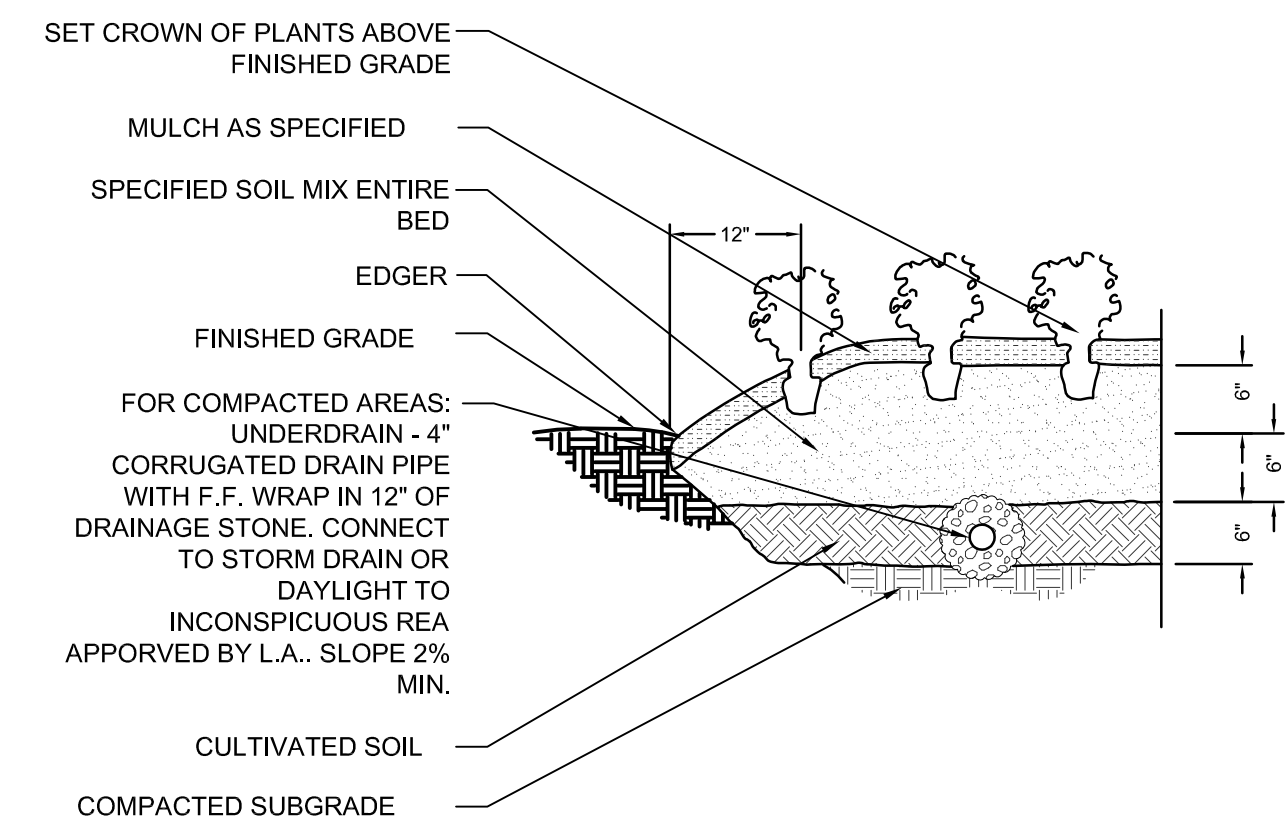


NOTES:

1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
2. 'X'= TYP. ON CENTER SPACING AS SHOWN ON PLANT SCHEDULE
3. ALL ROWS TO BE STRAIGHT AND PARALLEL
4. TYP. BED INSTALLATION DETAIL FOR ERICACEOUS PLANT MATERIAL (RHODODENDRON, AZALEAS, PIERIS, ECT.)

6 SECTION: TYP. ERICACEOUS PLANT MATERIAL INSTALL.

SCALE: NTS

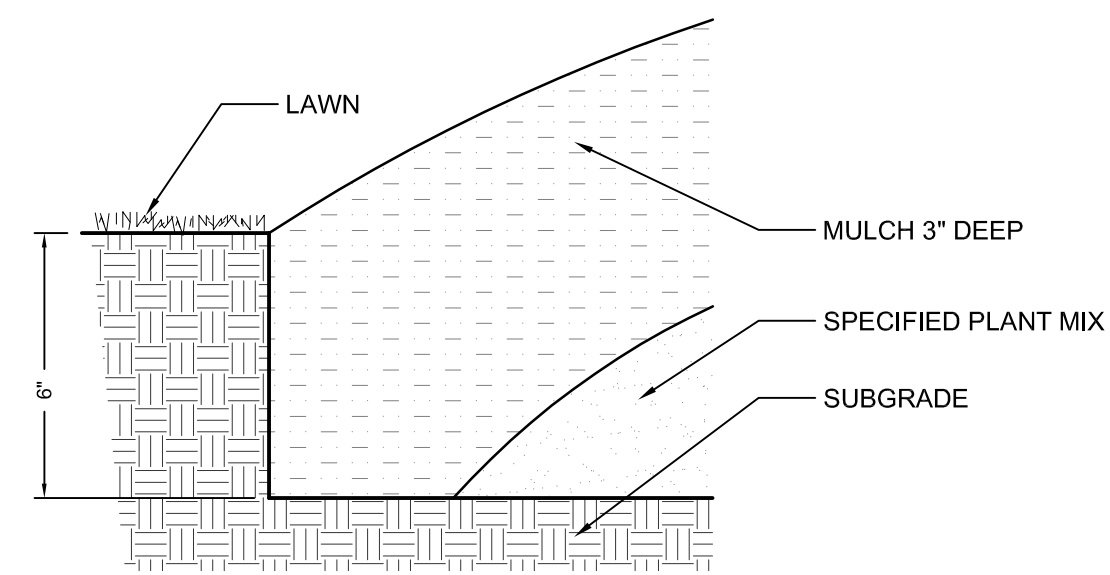


NOTES:

1. REFER TO SPECIFICATIONS FOR FERTILIZATION REQUIREMENTS.

7 SECTION: SEASONAL COLOR & PERENNIAL BED PREP.

SCALE: NTS

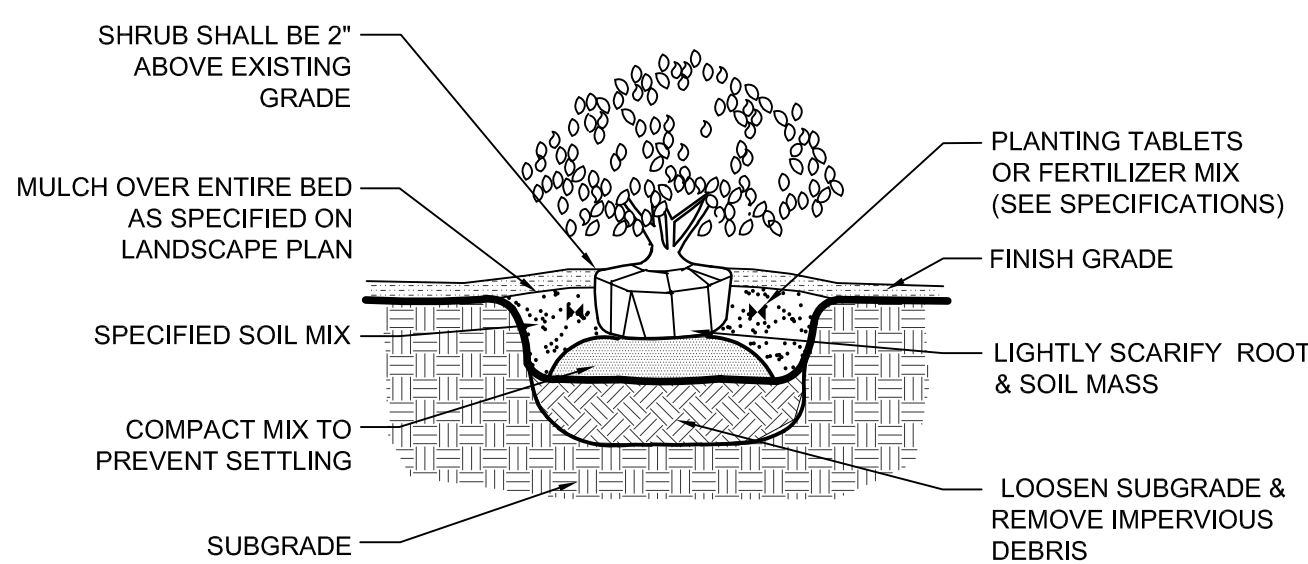


NOTES:

1. TRENCH EDGE IS TO BE LOCATED BETWEEN ALL PLANTING BEDS & LAWN AREAS.

2 SECTION: TRENCH EDGE

SCALE: NTS

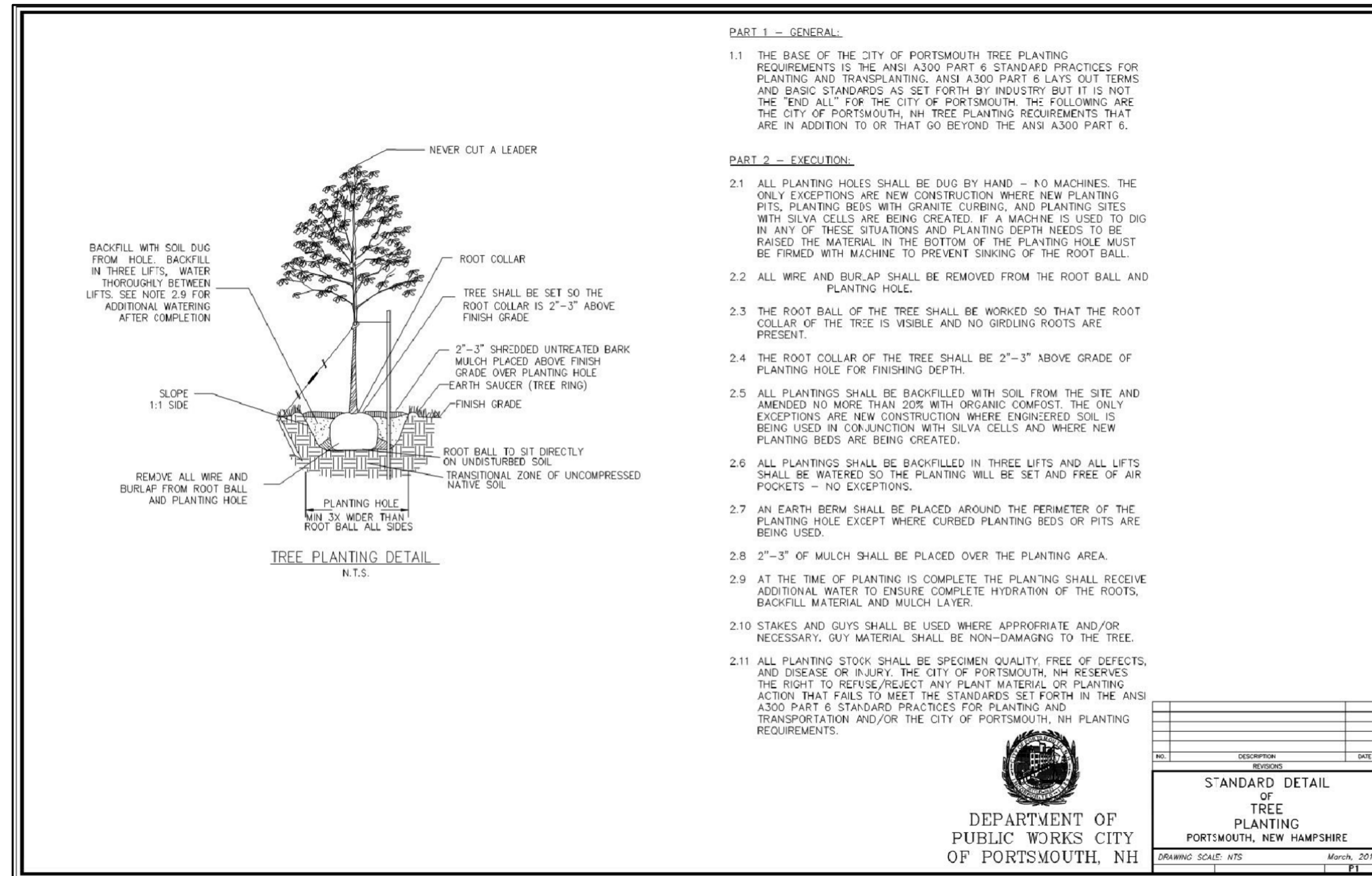


NOTES:

1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.

3 SECTION: TYP. CONTAINERIZED SHRUB PLANTING

SCALE: NTS



PART 1 - GENERAL:

1.1 THE BASE OF THE CITY OF PORTSMOUTH TREE PLANTING REQUIREMENTS IS THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPLANTING, ANSI A300 PART 6 LAYS OUT TERMS AND BASIC STANDARDS AS SET FORTH BY INDUSTRY BUT IT IS NOT THE END ALL FOR THE CITY OF PORTSMOUTH. THE FOLLOWING ARE THE CITY OF PORTSMOUTH, NH TREE PLANTING REQUIREMENTS THAT ARE IN ADDITION TO OR THAT GO BEYOND THE ANSI A300 PART 6.

PART 2 - EXECUTION:

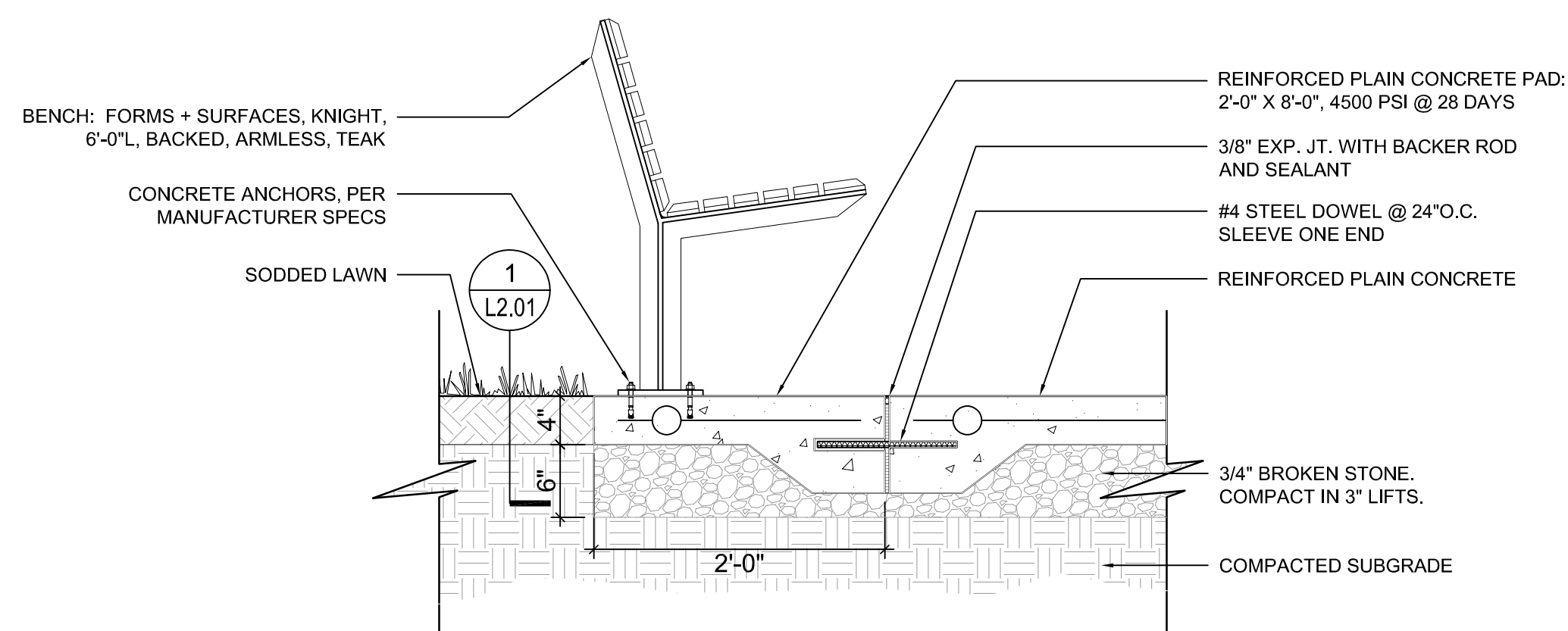
- 2.1 ALL PLANTING HOLES SHALL BE DUG BY HAND - NO MACHINES. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE NEW PLANTING PITS, PLANTING BEDS WITH GRANITE CURBING, AND PLANTING SITES WITH SILVA CELLS ARE BEING CREATED. IF A MACHINE IS USED TO DIG IN ANY OF THESE SITUATIONS AND PLANTING DEPTH NEEDS TO BE RAISED THE MATERIAL IN THE BOTTOM OF THE PLANTING HOLE MUST BE FIRMED WITH MACHINE TO PREVENT SINKING OF THE ROOT BALL.
- 2.2 ALL WIRE AND BURAP SHALL BE REMOVED FROM THE ROOT BALL AND PLANTING HOLE.
- 2.3 THE ROOT BALL OF THE TREE SHALL BE WORKED SO THAT THE ROOT COLLAR OF THE TREE IS VISIBLE AND NO GIRDLING ROOTS ARE PRESENT.
- 2.4 THE ROOT COLLAR OF THE TREE SHALL BE 2"-3" ABOVE GRADE OF PLANTING HOLE FOR FINISHING DEPTH.
- 2.5 ALL PLANTINGS SHALL BE BACKFILLED WITH SOIL FROM THE SITE AND AMENDED NO MORE THAN 20% WITH ORGANIC COMPOST. THE ONLY EXCEPTIONS ARE NEW CONSTRUCTION WHERE ENGINEERED SOIL IS BEING USED IN CONJUNCTION WITH SILVA CELLS AND WHERE NEW PLANTING BEDS ARE BEING CREATED.
- 2.6 ALL PLANTINGS SHALL BE BACKFILLED IN THREE LIFTS AND ALL LIFTS SHALL BE WATERED SO THE PLANTING WILL BE SET AND FREE OF AIR POCKETS - NO EXCEPTIONS.
- 2.7 AN EARTH BERM SHALL BE PLACED AROUND THE PERIMETER OF THE PLANTING HOLE EXCEPT WHERE CURBED PLANTING BEDS OR PITS ARE BEING USED.
- 2.8 2"-3" OF MULCH SHALL BE PLACED OVER THE PLANTING AREA.
- 2.9 AT THE TIME OF PLANTING IS COMPLETE THE PLANTING SHALL RECEIVE ADDITIONAL WATER TO ENSURE COMPLETE HYDRATION OF THE ROOTS. BACKFILL MATERIAL AND MULCH LAYER.
- 2.10 STAKES AND GUYS SHALL BE USED WHERE APPROPRIATE AND/OR NECESSARY. GUY MATERIAL SHALL BE NON-DAMAGING TO THE TREE.
- 2.11 ALL PLANTING STOCK SHALL BE SPECIMEN QUALITY, FREE OF DEFECTS, AND DISEASE OR INJURY. THE CITY OF PORTSMOUTH, NH RESERVES THE RIGHT TO REFUSE/REJECT ANY PLANT MATERIAL OR PLANTING ACTION THAT FAILS TO MEET THE STANDARDS SET FORTH IN THE ANSI A300 PART 6 STANDARD PRACTICES FOR PLANTING AND TRANSPORTATION AND/OR THE CITY OF PORTSMOUTH, NH PLANTING REQUIREMENTS.

DEPARTMENT OF PUBLIC WORKS CITY OF PORTSMOUTH, NH

| NO. | DESCRIPTION | DATE |
|--|-------------|------|
| STANDARD DETAIL OF TREE PLANTING PORTSMOUTH, NEW HAMPSHIRE | | |
| DRAWING SCALE: NTS March, 2019 | | |

5 DETAIL: TREE PLANTING

SCALE: NTS



8 DETAIL: BENCH

1" = 1'-0"

1. Contractor to carefully examine the contract documents and existing conditions before submitting bid proposal or commencing work.
2. Damage to existing utilities or site improvements caused by the contractor are the full responsibility of contractor.
3. Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, ETC. to perform the work as described in the contract documents.
4. Contractor to complete work within schedule established by owner.
5. Contractor to provide one year warranty for all material from date of substantial completion.
6. Provide unit price for all materials (installed cost) listed on the plant schedule.
7. Contractor to provide interim maintenance (watering, pruning, fertilizing, guying, mowing, trimming, adequate drainage of ponding areas, edging, weeding, mulching, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
8. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
9. Topsoil shall be natural, fertile, friable, sandy clay loam capable of sustaining plant growth, free of stones, stumps, ETC.
10. For all turf lawn areas spread 2-3" of topsoil into existing soil to a depth of 6" below finish grade. Hand rake finished grades to provide even contours.
11. All planted material shall be equivalent in quality to specimen grade or better, as noted by the American Association of Nurserymen, latest edition. All trees of lesser quality shall be rejected by the city arborist.
12. Plant material to be free of disease, insect pests, eggs, or larvae. Damaged plant material shall be rejected.
13. Mulch to be clean, fresh, new, double shredded bark, 3 inches deep.
14. Test plant beds and plant pits for adequate drainage. Work shall be made by the contractor at no additional cost to owner. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify the landscape architect of such in writing before installing plants in the questionable area(s), otherwise contractor shall be held liable for the livability of the plant. In hardpan conditions where water does not drain within 2 hours, install drain pipes as per tree planting in compacted soil area detail.
15. Trees shall be installed 2-3" above finish grade in hardpan areas unless otherwise directed to provide drainage.
16. Plant beds shall be neatly edged using a 3" wide by 6" wide deep trench. Provide 2/1 side slope behind trench edge.
17. Ground cover, shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and inferior material. Add specified soil amendments and fertilizer. Elevate entire bed 6 inches above original grade. Rake to a consistent smooth surface. Install plants, edge bed area, mulch and water thoroughly.
18. Set all plants plumb and turned so that the most attractive side is viewed.
19. Plants shall be measured to their main structure, not tip to tip of branches.
20. Remove top one-third burlap of B & B wrapping. Remove all binding. If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.
21. Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix. See details.
22. Broken root balls for trees shall be rejected.
23. Any plant materials shipped to site in uncovered vehicles/ trailer shall be rejected regardless of season.
24. Space shrubs, ground cover, and seasonal color evenly and in straight rows.
25. All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
26. All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type.
27. Scarify root mass of shrubs and ground cover before installing.
28. Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
29. Layout all plant material according to landscape drawings. Receive approval of all layouts before installation. Adjustments to the layout shall be made by the landscape architect. Landscape contractor to make adjustments to layout at no additional cost to the owner. Landscape contractor responsible for adjustment of layout in order to avoid utilities. Notify landscape architect of contemplated adjustments to the layout and receive approval before commencing.
30. General contractor to provide grades to two-tenths (.20+) of a foot of proposed finish grades.
31. All shrubs shall be dense and well-branched from bottom to top and all sides. "Leggy" shrubs will be rejected by L.A.
32. Owner or landscape architecture shall review project at completion of installation for substantial completion. Final completion shall be given at the end of the warranty period if all items are completed to the owner's satisfaction. Contractor shall be notified in writing of substantial and final completion dates.
33. See civil drawings for further information regarding: erosion sediment control information, locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas, limits of construction, locations of existing and proposed utilities or easements.
34. Contractor shall collect three (3) soil samples of existing soil from areas on site to receive planting for testing. Each soil sample shall be approximately 1 kg. (1 gal. zip lock bag) in volume and will receive the following tests by A&L Agricultural Labs:
- s1-a
- s3
- texture analysis
- infiltration

34. Sight lines may not be obstructed between a height of 30-inches and 84-inches above the crown of the roadway surface. The property owner must maintain all landscaping according to this requirement at all times.

SITE solutions

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300 Northcreek, Bldg. 300 F: 404.705.9491
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PROFESSIONAL STAMP:

WEST END YARDS

PREPARED FOR
CATE STREET DEVELOPMENT LLC

SHEET STATUS

| MARK | DATE | BY | RELEASE |
|------|------------|----|------------------|
| A | 03/18/2019 | SS | TAC SUBMITTAL |
| B | 05/20/2019 | SS | TAC RE-SUBMITTAL |
| C | 09/20/2019 | SS | TAC RE-SUBMITTAL |
| D | 07/24/2019 | JM | TAC RE-SUBMITTAL |
| E | 08/19/2019 | SS | TAC RE-SUBMITTAL |

SHEET TITLE:

LANDSCAPE DETAILS

PROJECT NUMBER:

18041.00

L2.01

DATE: 03.18.2019

PERMIT ISSUE

WEST END YARDS
PREPARED FOR
CATE STREET DEVELOPMENT LLC

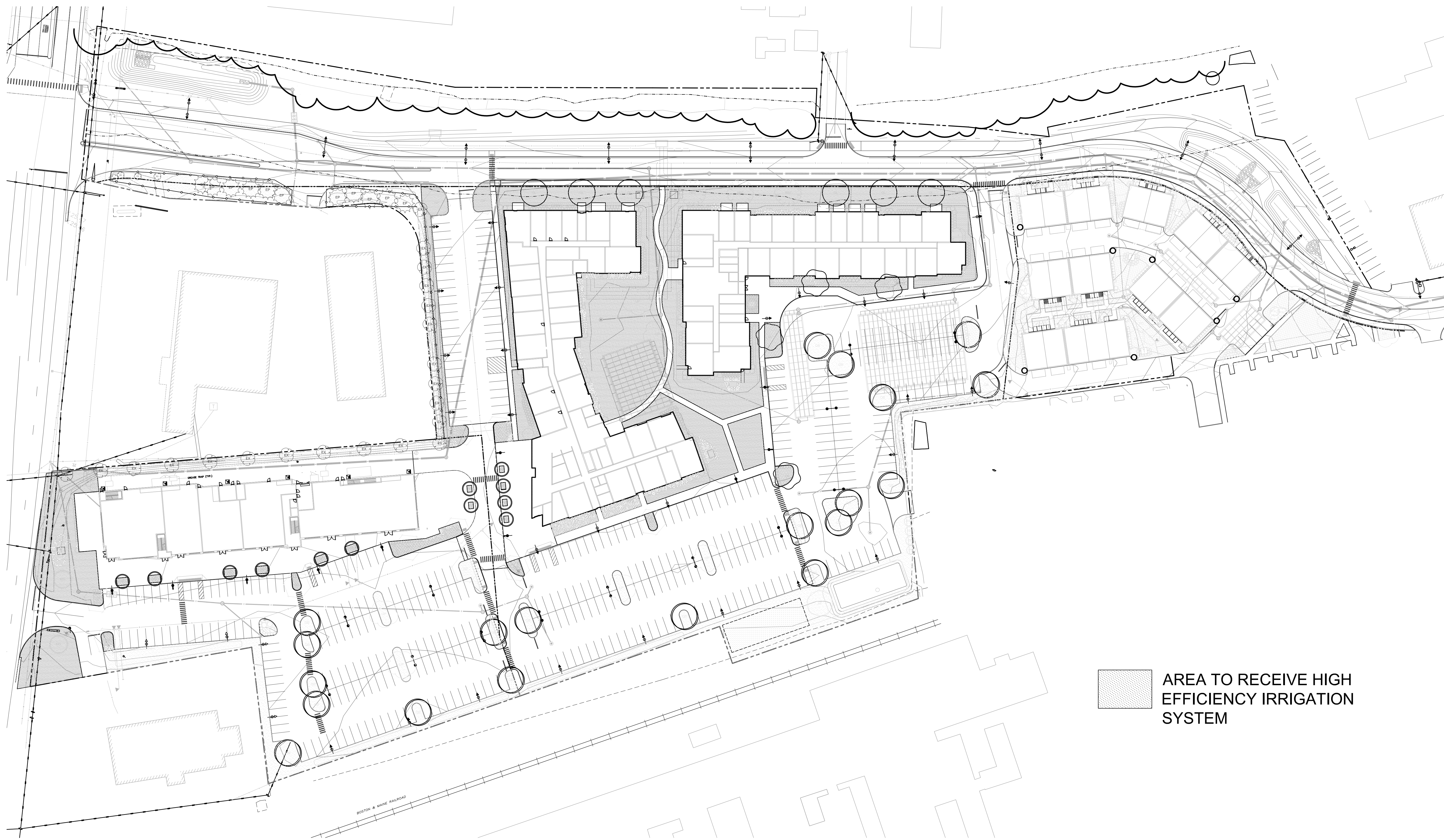
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|--------------|------------|----|------------------|
| MARK | DATE | BY | RELEASE |
| A | 03/18/2019 | SS | TAC SUBMITTAL |
| B | 05/20/2019 | SS | TAC RE-SUBMITTAL |
| C | 06/20/2019 | SS | TAC RE-SUBMITTAL |
| D | 07/24/2019 | JM | TAC RE-SUBMITTAL |
| E | 08/19/2019 | SS | TAC RE-SUBMITTAL |

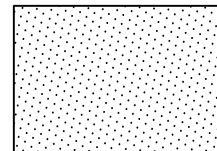
SHEET TITLE:
IRRIGATION LAYOUT PLAN

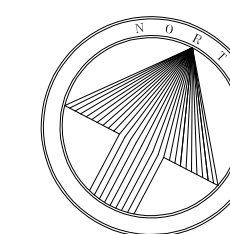
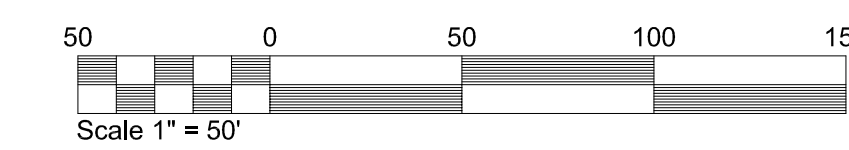
PROJECT NUMBER:
18041.00

IR1.01

DATE: 03.18.2019
PERMIT ISSUE



 AREA TO RECEIVE HIGH EFFICIENCY IRRIGATION SYSTEM



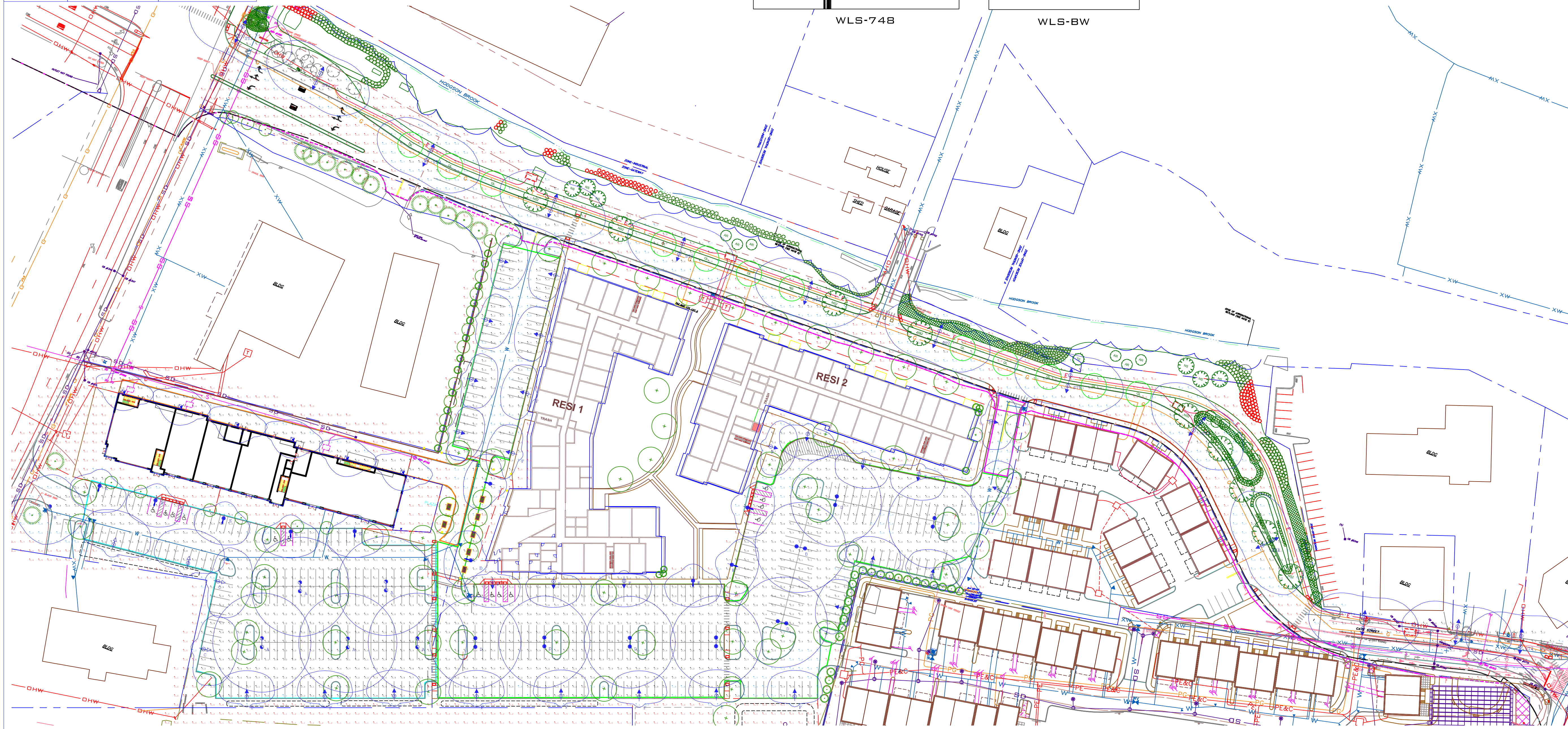
| REVISIONS | | | 5 | 6/20/19 | TO |
|-----------|----------|-----|---|---------|----|
| REV # | DATE | BY: | 6 | 6/23/19 | TO |
| 1 | 12/10/18 | TO | 7 | 7/10/19 | TO |
| 2 | 3/17/19 | TO | | | |
| 3 | 5/16/19 | TO | | | |
| 4 | 5/19/19 | TO | | | |



WLS-748



WLS-BW



ENERGY SERVICES GROUP OF WLS

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BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
 THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

| Label | Avg | Max | Min | Avg/Min | Max/Min | PtSpClr | PtSpTb |
|----------------------|-----|-----|-----|---------|---------|---------|--------|
| CATE ST ENTRANCE | 1.8 | 4.4 | 0.9 | 2.0 | 4.9 | 10 | 10 |
| RESIDENTIAL PARKING | 2.8 | 6.4 | 0.8 | 3.5 | 8.0 | 10 | 10 |
| RETAIL PARKING | 3.6 | 7.1 | 1.1 | 3.3 | 6.5 | 10 | 10 |
| RETAIL REAR AND SIDE | 2.3 | 4.7 | 0.3 | 7.8 | 15.7 | 10 | 10 |

| Symbol | Qty | Label | Lumens | LLF | Description | Lum. Watts |
|--------|-----|-------|--------|-------|--|------------|
| ⊙ | 5 | A | N.A. | 0.950 | WLS-748-135W-5P-4K 20' MOUNTING HEIGHT | 135 |
| ⊙ | 1 | B | N.A. | 0.950 | WLS-748-135W-5P-4K 20' MOUNTING HEIGHT | 135 |
| ⊙ | 4 | C | N.A. | 0.950 | WLS-748-135W-4F-4K-HS 20' MOUNTING HEIGHT | 135 |
| ⊙ | 8 | D | N.A. | 0.950 | WLS-748-110W-5P-4K 20' MOUNTING HEIGHT | 110 |
| ⊙ | 10 | E | N.A. | 0.950 | WLS-748-80W-4F-4K 16' MOUNTING HEIGHT | 80 |
| ⊙ | 28 | F | N.A. | 0.950 | WLS-748-80W-4F-4K-HS 16' MOUNTING HEIGHT | 80 |
| ⊙ | 6 | G | N.A. | 0.980 | WLS-BW-70-2M-4K ASST MOUNTING HEIGHT | 70 |
| ⊙ | 13 | ST2 | 9316 | 0.900 | AFFIN-S801-80W-30K-T2-10-M 25' MOUNTING HEIGHT | 80 |

WEST END YARDS
PORTSMOUTH, NH

WLS LIGHTING SYSTEMS

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WWW.WLSLIGHTING.COM

WLS-14527A

DATE - 11/16/18

SCALE: 1"=60'

800-633-8711

PM: ROBBY

BY: TO

SHEET 1 OF 1

ABUTTERS

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
ELDRIDGE 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
3 CATE ST
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 2806

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 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

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 HWY 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
AER RE LLC
185 COTTAGE STREET
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5965, PAGE 2216

TAX MAP 233, LOT 145
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 5127, PAGE 2074

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

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

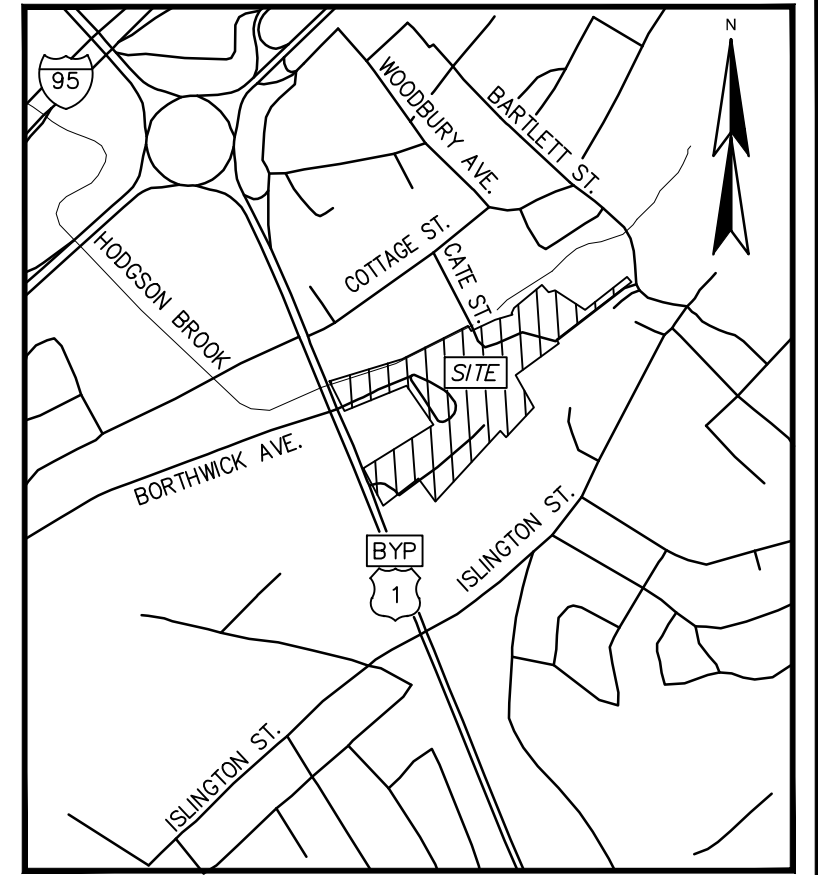
TAX MAP 234, LOT 51
MEADOWBROOK INN CORP.
C/O PORTSMOUTH CHEVROLET
549 ROUTE 1 BYPASS
PORTSMOUTH, NH 03801
R.C.R.D. BOOK 2382, PAGE 1968

NOTES:

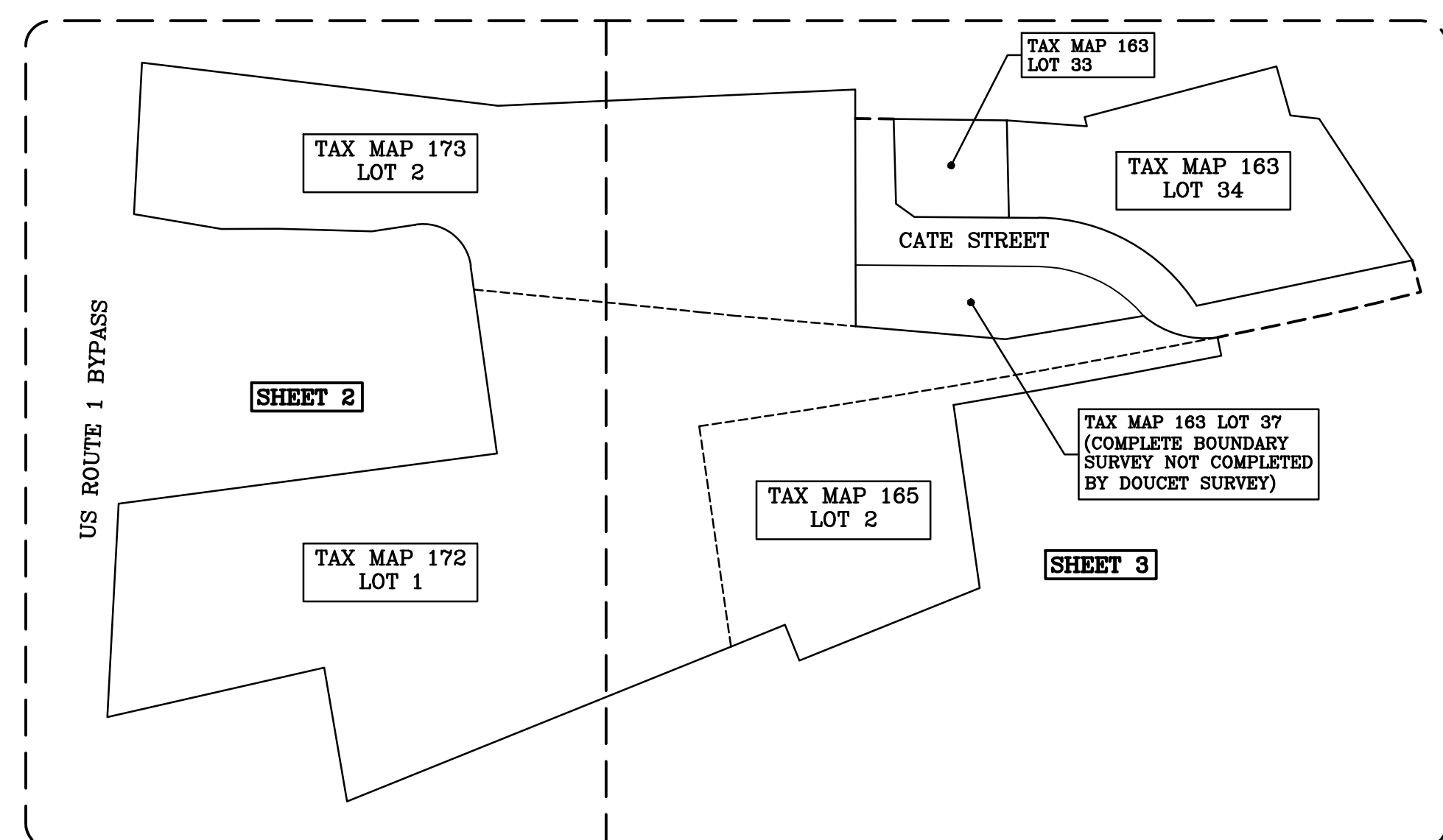
1. REFERENCE: TAX MAP 163, LOT 33 - 12,230 SF OR 0.28 AC.
TAX MAP 163, LOT 34 - 64,109 SF OR 1.47 AC.
2. OWNER OF RECORD: CATE STREET DEVELOPMENT LLC
11 ELKINS STREET, SUITE 420
BOSTON, MA 02127
R.C.R.D. BOOK 5959, PAGE 109
3. ZONES: GW1-GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR (SEE CITY OF PORTSMOUTH ZONING ORDINANCE FOR DIMENSIONAL REQUIREMENTS. SUBJECT LOTS WERE REZONED TO GW1 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.M.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.
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 ACCORDANCE 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.
6. FLOOD HAZARD ZONE: "X", PER FIRM MAP #3301SC0259E, DATED 5/17/05.
7. VERTICAL DATUM IS BASED ON NGVD29 PER DISK V 28 1942 ELEV. 25.59.
8. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
9. 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 OF TITLE.
10. 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.
11. 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

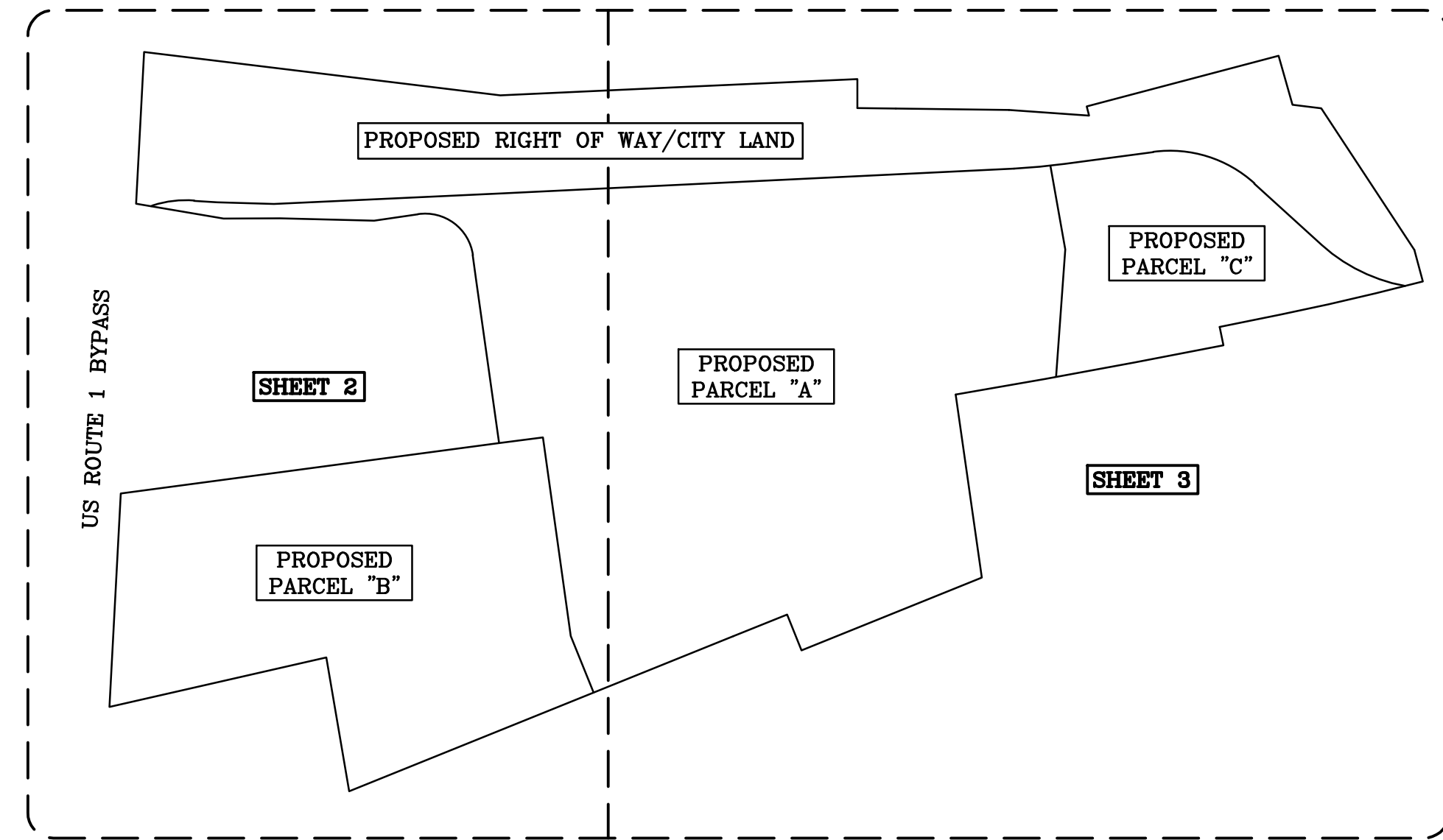
1. "MAINE-NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY, PISCATAQUA RIVER BRIDGE, KITTERY, MAINE-PORTSMOUTH, NEW HAMPSHIRE, RIGHT OF WAY MAPS, N.H. APPROACH, BY ALBERT MOULTON, CE, DATED 1954, ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
2. "PLAT OF LAND U.S. ROUTE 1 BY-PASS PORTSMOUTH, NEW 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 1984, R.C.R.D. PLAN 160.
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 CORNELIUS 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 ELDRIDGE PARK WEST PREPARED FOR ELDRIDGE BREWERY REALTY PARTNERSHIP", BY KIMBALL CHASE COMPANY, INC., DATED JULY 23, 1987, R.C.R.D. PLAN D-16894.
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 ELDRIDGE BREWING CO. LOT IN PORTSMOUTH, N.H. OWNED BY ALBERT HISLOP", BY WM A. GROVER, DATED DECEMBER 11, 1918, R.C.R.D. PLAN 18.
14. "PLAN OF LAND PORTSMOUTH, N.H. ATLANTIC REALTY CORP. TO KITTERY LAUNDRY, INC.", BY JOHN W. DURGIN, DATED AUGUST 1984, 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.
16. "LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO M.H. PARSONS & SONS LUMBER COMPANY, INC.", R.C.R.D. BOOK 1267, PAGE 16.
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. PLAN D-38047.
20. "PLOT PLAN FOR MARIAN M. BADGER, PORTSMOUTH, N.H.", BY JOHN W. DURGIN, DATED JULY 1973, RECEIVED 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, ON FILE AT THE NH DEPARTMENT OF TRANSPORTATION.
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 & 7-8, LOCATED ON BORTHWICK AVE., COAKLEY ROAD AND U.S. ROUTE 1 BYPASS IN PORTSMOUTH, 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., 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 PORTSMOUTH FOR PROPERTY AT 185 COTTAGE STREET PORTSMOUTH, NH OWNED BY COLMAN C. GARLAND", BY NORTH EASTERLY SURVEYING, INC., DATED NOVEMBER 30, 2012, R.C.R.D. PLAN #D-38017.
28. "PLAN OF A LOT OF LAND BELONGING TO FRANK JONES", DATED JULY 1901, R.C.R.D. PLAN #223.
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/MS, 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.i.s.)



EXISTING PARCEL LAYOUT



PROPOSED PARCEL LAYOUT

**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**

| NO. | DATE | DESCRIPTION | BY |
|-----|---------|--------------------------|-----|
| 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 | 1 OF 10 |

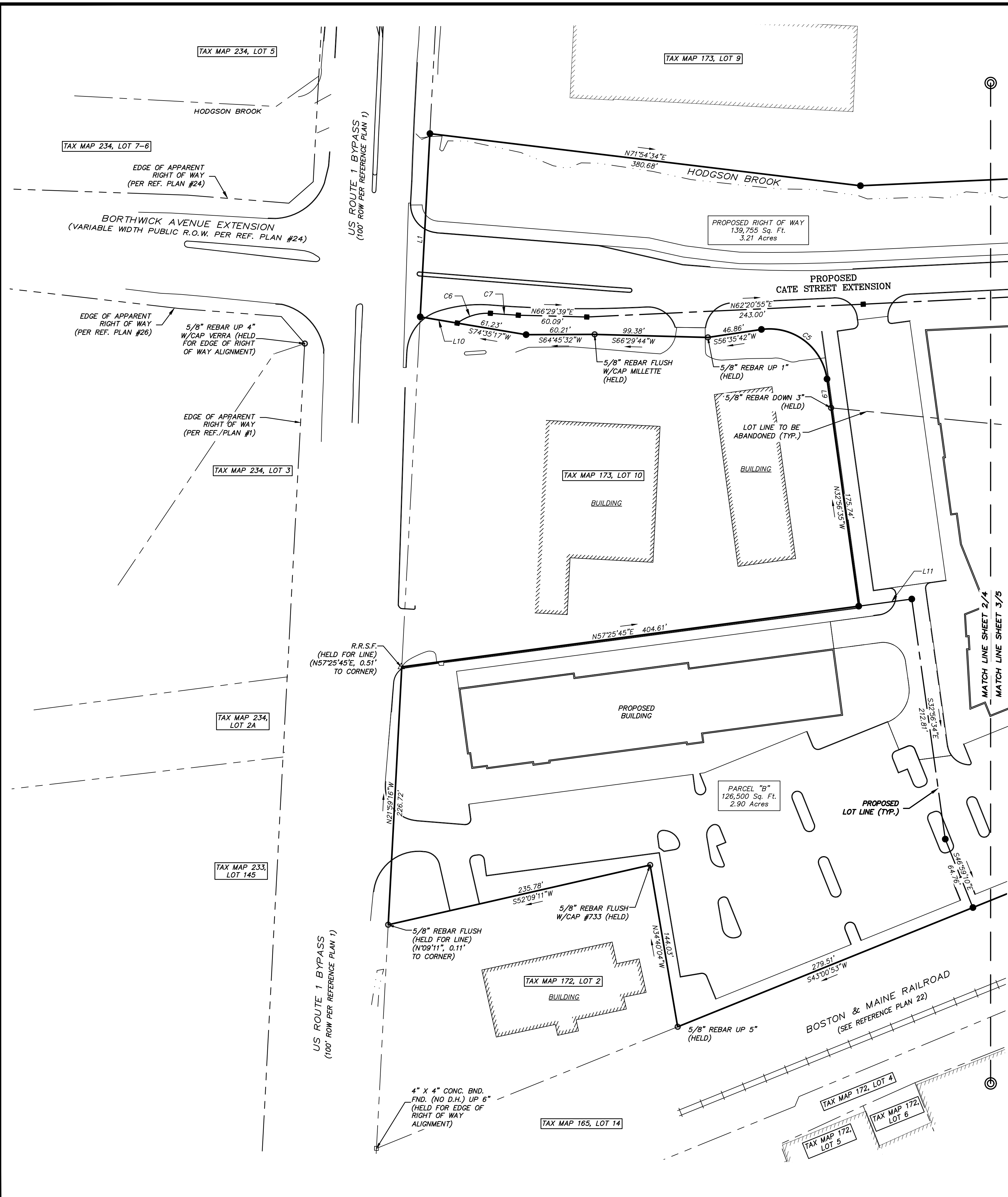
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http://www.doucetsurvey.com

APPROVED FOR THE RECORD
CHAIRMAN PORTSMOUTH PLANNING BOARD 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.

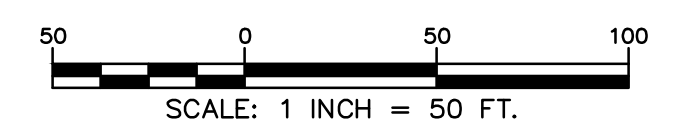
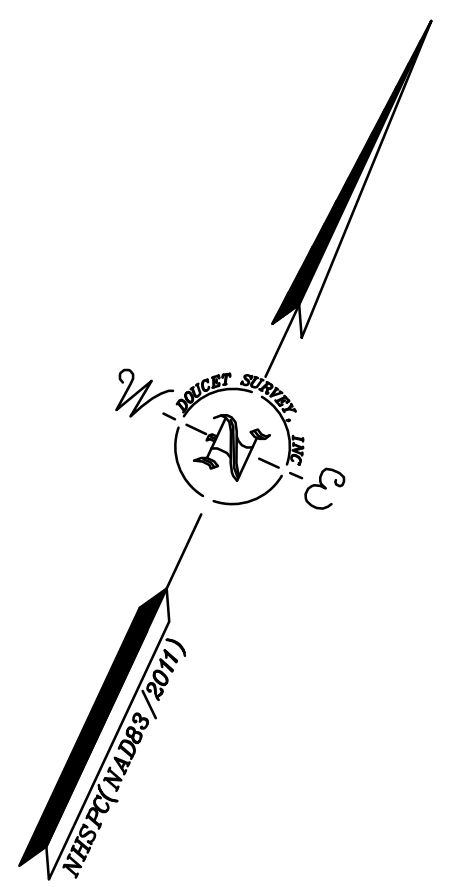
Matthew A. Fagginger-Auer L.L.S. #989
DATE 8/19/19

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.



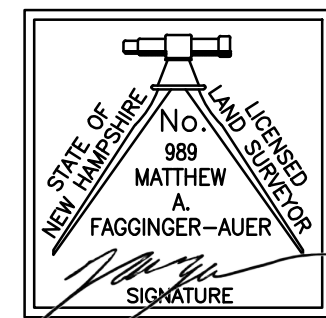
| CURVE TABLE | | | | | |
|-------------|------------|-----------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 19.41' | 2836.93' | 0°23'31" | S50°31'13"W | 19.41' |
| C2 | 134.92' | 2836.93' | 2°43'29" | N52°04'44"E | 134.90' |
| 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 | 99.86' | 178.00' | 32°08'32" | N88°47'59"W | 98.55' |
| 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' |

| 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 | 34.79' |
| 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.

Matthew A. Faginger-Auer
 L.L.S. #989
 DATE: 8/19/19

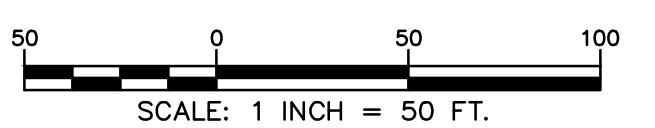
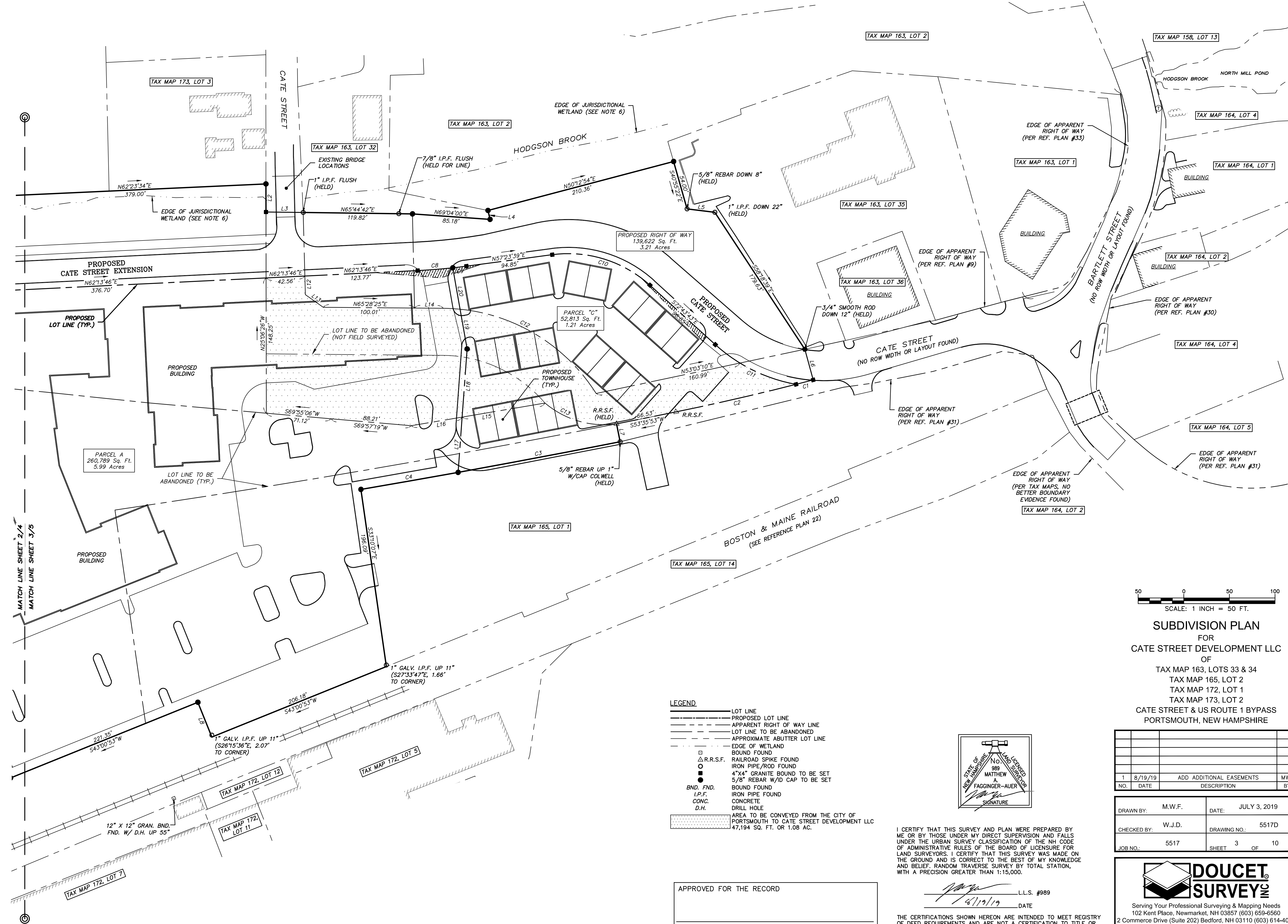
APPROVED FOR THE RECORD
 CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

| NO. | DATE | DESCRIPTION | MWF | BY |
|-----|---------|--------------------------|-----|----|
| 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 |

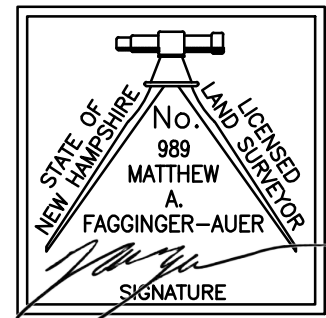
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FILE NAME: Y:\PROJECTS\5517.DWG DATE: 4/19/2019 10:51:50 AM PLOT DATE: 8/19/2019 10:51:50 AM PLOT NAME: SUB PLANS.dwg LAYOUT NAME: SUB (2) PLOTTED: Monday, August 19, 2019 10:51:50 AM



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
 - BND. FND.
 - I.P.F.
 - 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.



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.

Matthew A. Faccinger-Auer
 L.L.S. #989
 DATE: 8/10/19

APPROVED FOR THE RECORD
 CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

| NO. | DATE | DESCRIPTION | BY |
|-----|---------|--------------------------|-----|
| 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 |

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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 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 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 GATE STREET DEVELOPMENT LLC.

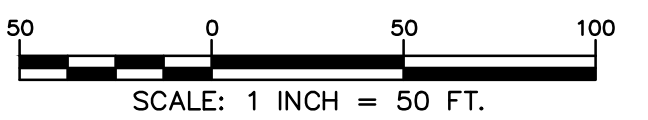
ADDITIONAL PROPOSED EASEMENTS:

- 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" (TOWNHOUSE 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.



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

| NO. | DATE | ADD ADDITIONAL EASEMENTS | DESCRIPTION | MWF | BY |
|-----|---------|--------------------------|-------------|-----|----|
| 1 | 8/19/19 | | | | |

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

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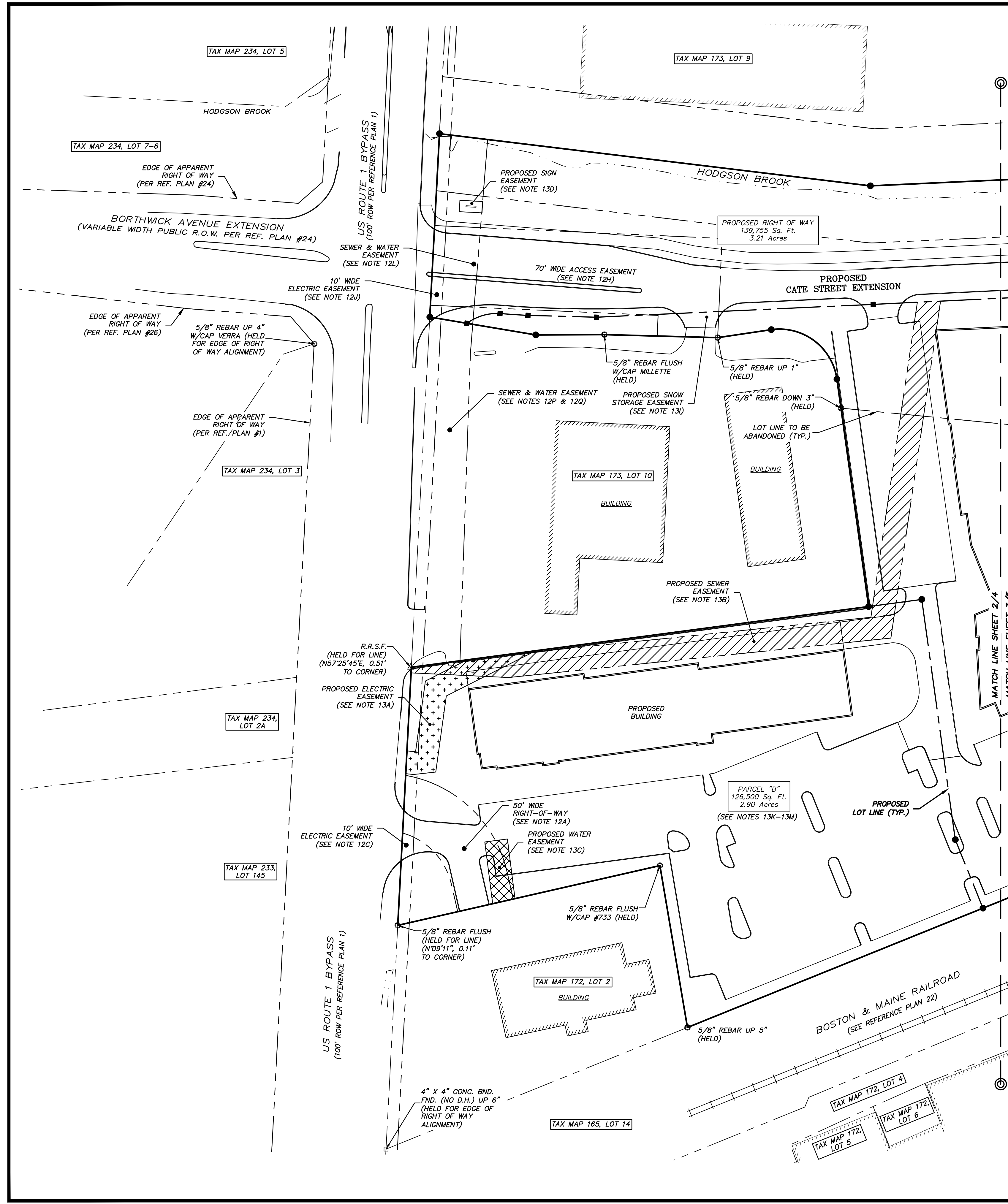
- LEGEND**
- LOT LINE
 - PROPOSED LOT LINE
 - - - APPARENT RIGHT OF WAY LINE
 - - - LOT LINE TO BE ABANDONED
 - - - APPROXIMATE ABUTTER LOT LINE
 - - - EXISTING EASEMENT LINE (SEE NOTE #12)
 - - - PROPOSED EASEMENT LINE (SEE NOTE #13)
 - - - EDGE OF WETLAND
 - BOUND FOUND
 - △ R.R.S.F. RAILROAD SPIKE 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
 - CONC. CONCRETE
 - D.H. DRILL HOLE

APPROVED FOR THE RECORD
CHAIRMAN PORTSMOUTH PLANNING BOARD DATE

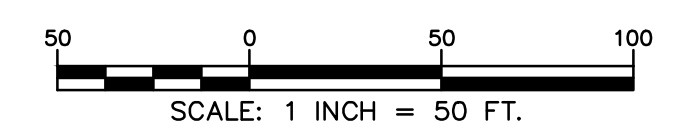
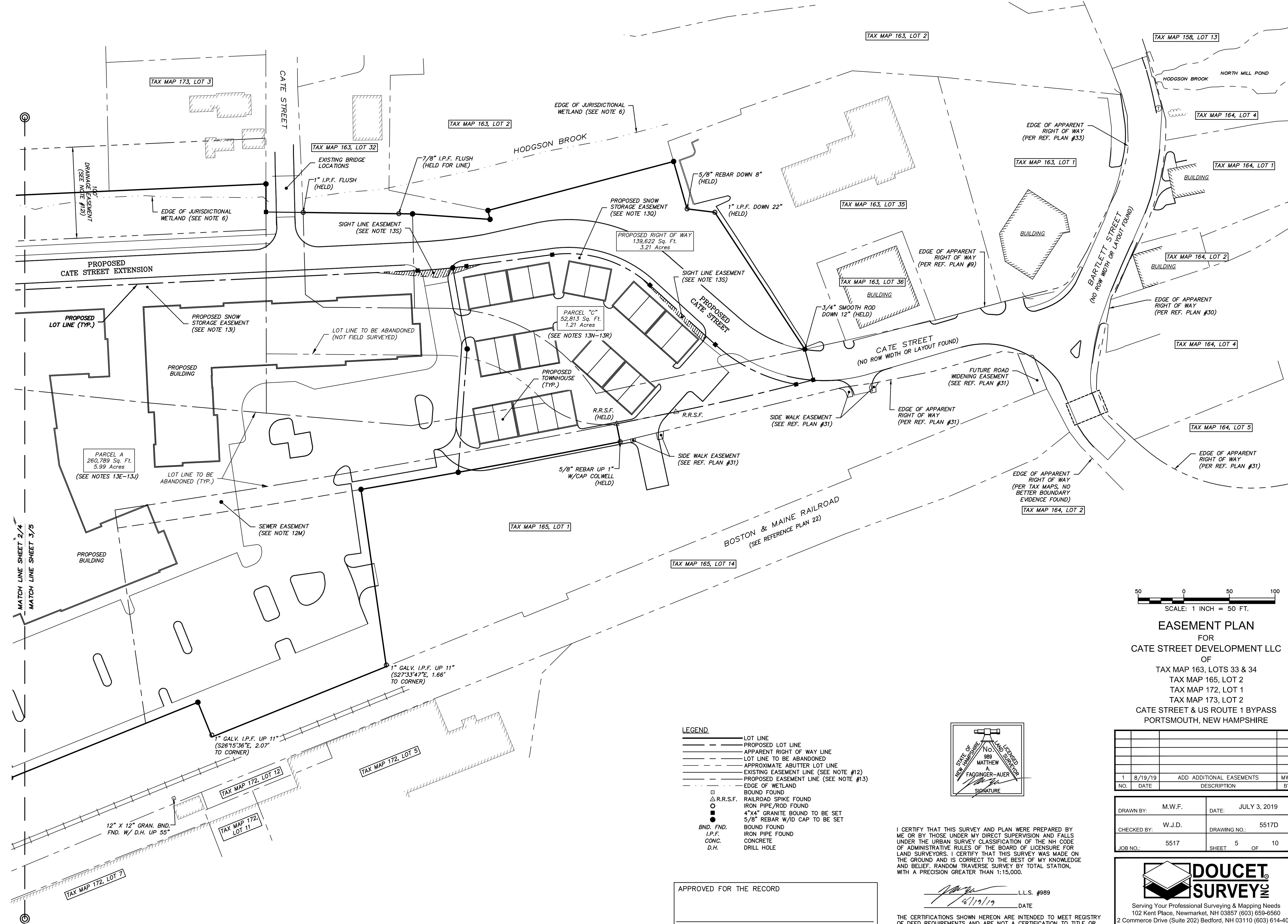
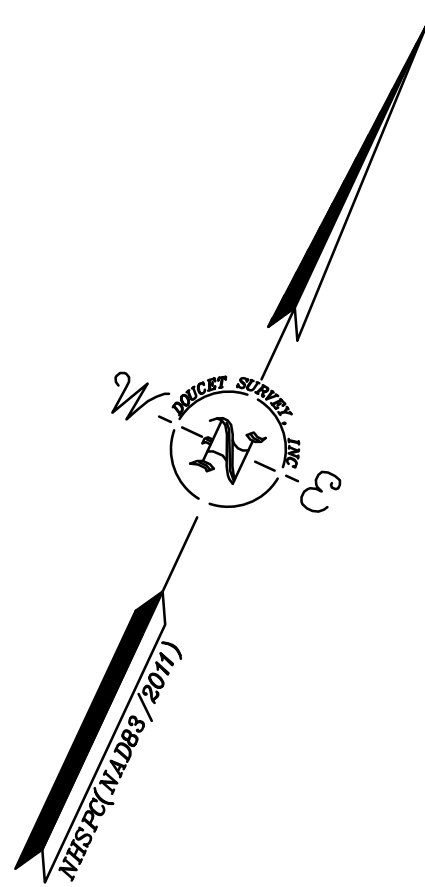
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE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

Matthew A. Fagginger-Auer
8/19/19 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.



FILE NAME: Y:\PROJECTS\5517.DWG DATE: 4/19/2019 10:51:30 AM PLOTTER: HPGLA8000 August 19, 2019 - 1:55pm



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

STATE OF NEW HAMPSHIRE
 No. 989
 MATTHEW A. FAGINGER-AUER
 LAND SURVEYOR
 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

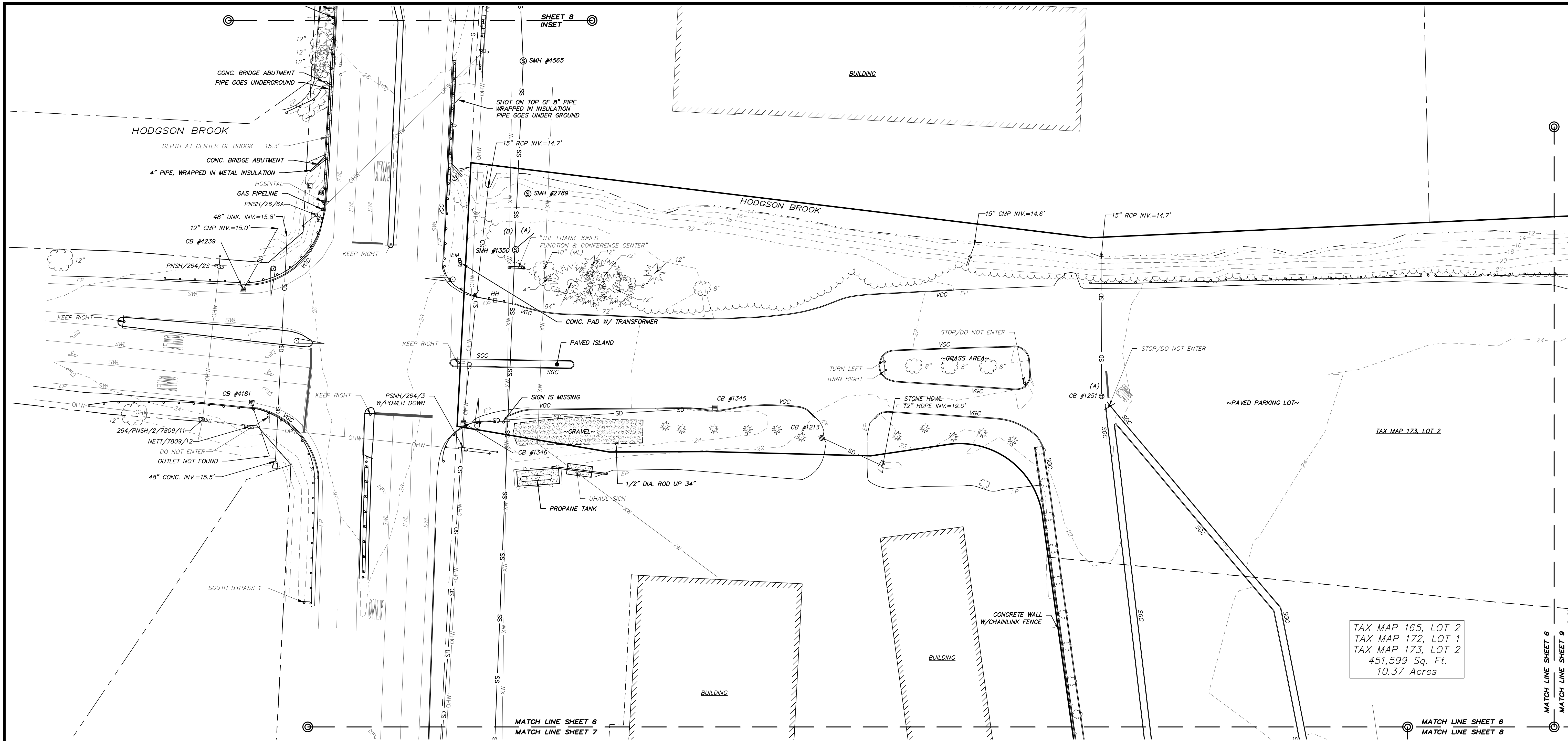
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

| NO. | DATE | ADD ADDITIONAL EASEMENTS | MWF DESCRIPTION | BY |
|-----|---------|--------------------------|-----------------|----|
| 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 |

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FILE NAME: Y:\PROJECTS\5517 CAD (5517) 1\DWG\5517D SUB PLANS.dwg LAYOUT NAME: EASE (5517) PLOTTED: Monday, August 19, 2019 - 1:55pm



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

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.

SCALE: 1 INCH = 30 FT.

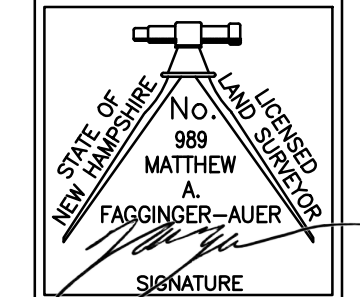
TOPOGRAPHIC PLAN
 FOR
 CATE STREET DEVELOPMENT LLC
 OF

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

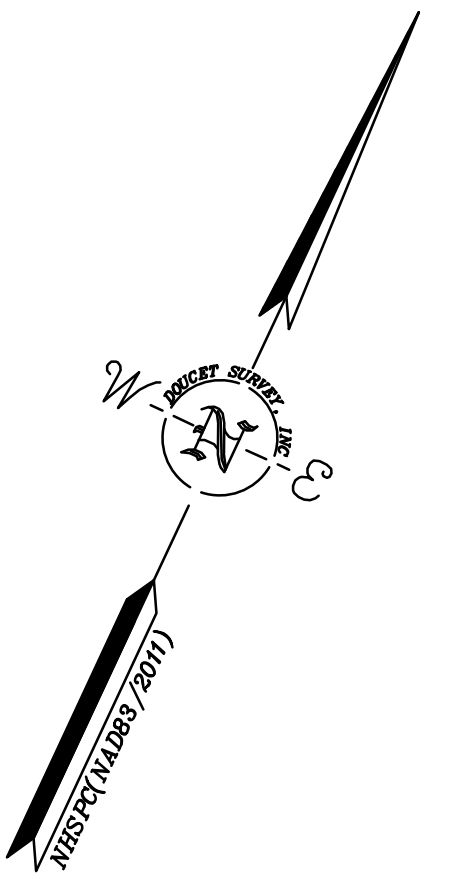
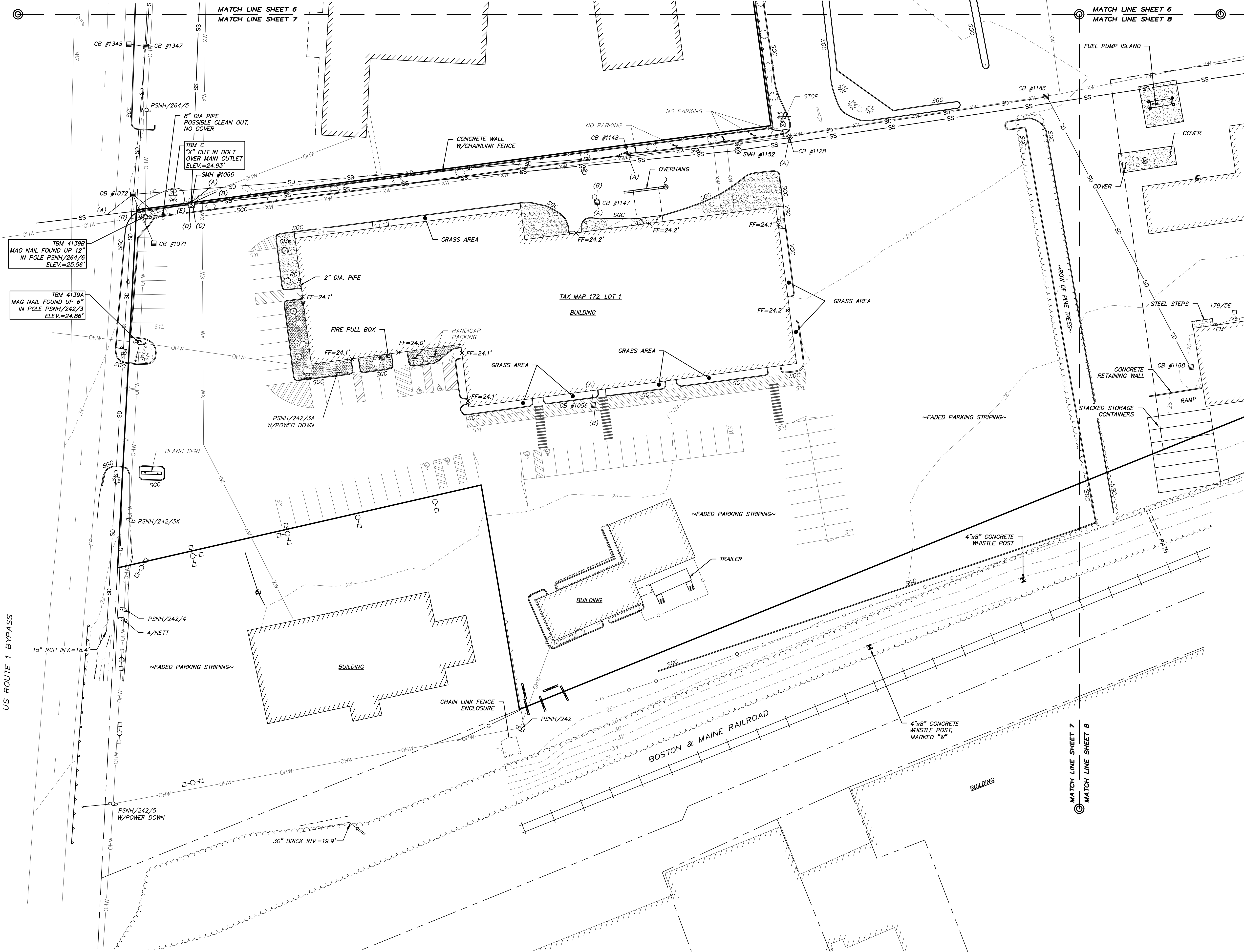
| NO. | DATE | ADD ADDITIONAL EASEMENTS | MWF |
|-----|---------|--------------------------|-----|
| | | DESCRIPTION | BY |
| 1 | 8/19/19 | | |

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

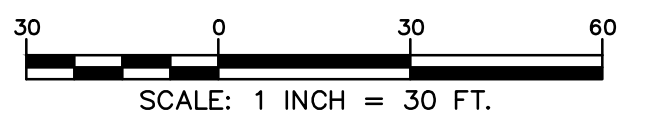
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FILE NAME: Y:\WORK\5517.DWG DATE: 4/19/2019 10:57:50 AM PLOT NAME: TOPG.PLOT DATED: Monday, August 19, 2019 1:10:00pm



No. 988
 MATHIEW 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

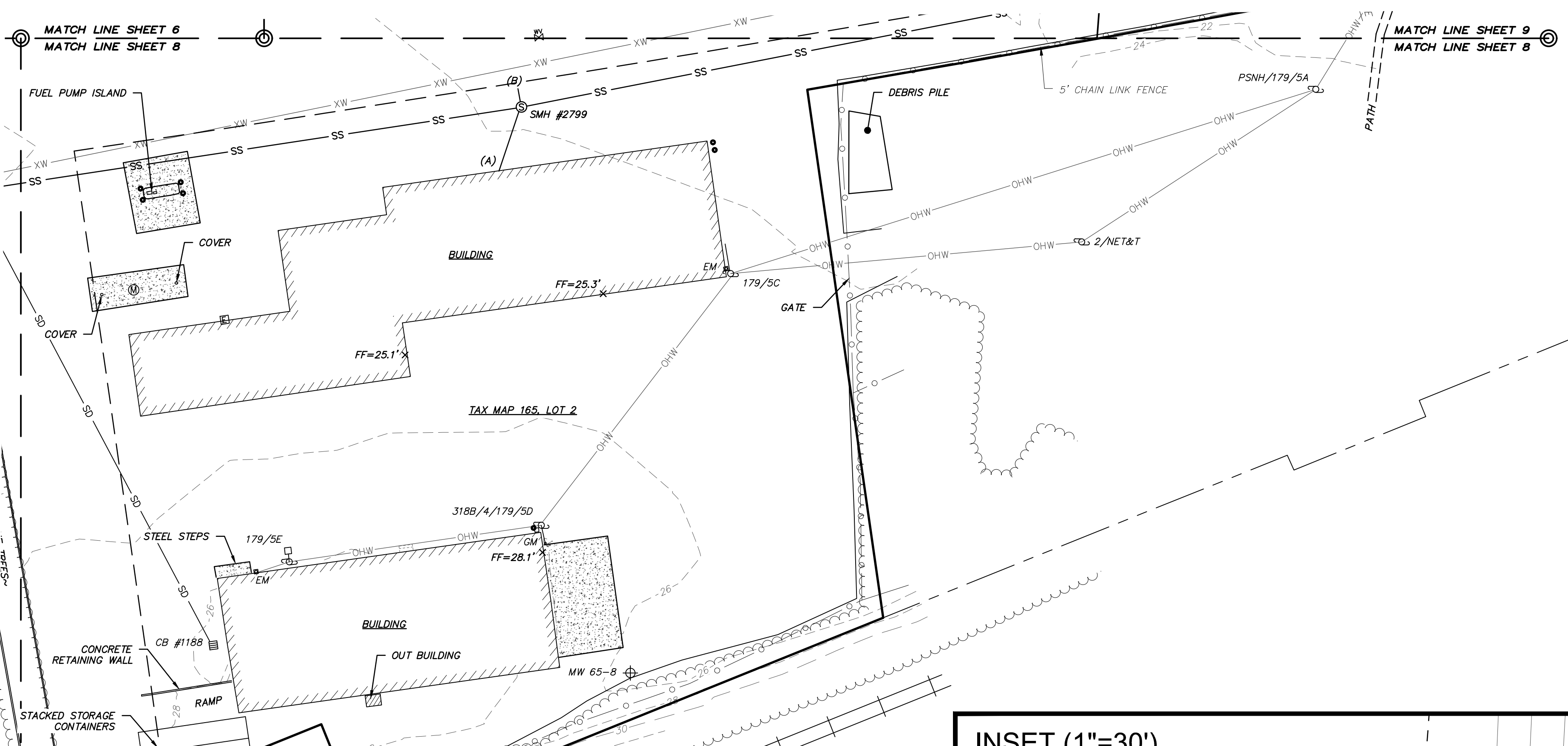
| NO. | DATE | ADD ADDITIONAL EASEMENTS | MWF |
|-----|---------|--------------------------|-----|
| | | DESCRIPTION | BY |
| 1 | 8/19/19 | | |

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

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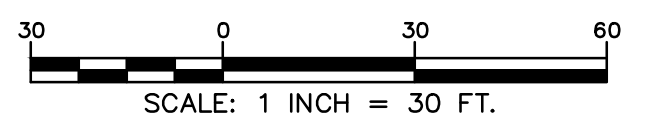
SHEETS 6-10 NOT FOR RECORDING

FILE NAME: \\V:\PROJECTS\5517_CSD (5517) (5517) (5517) SUB PLANS.dwg LAYOUT NAME: TOPG (5517) PLOTTED: Monday, August 19, 2019 1:10:08pm



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

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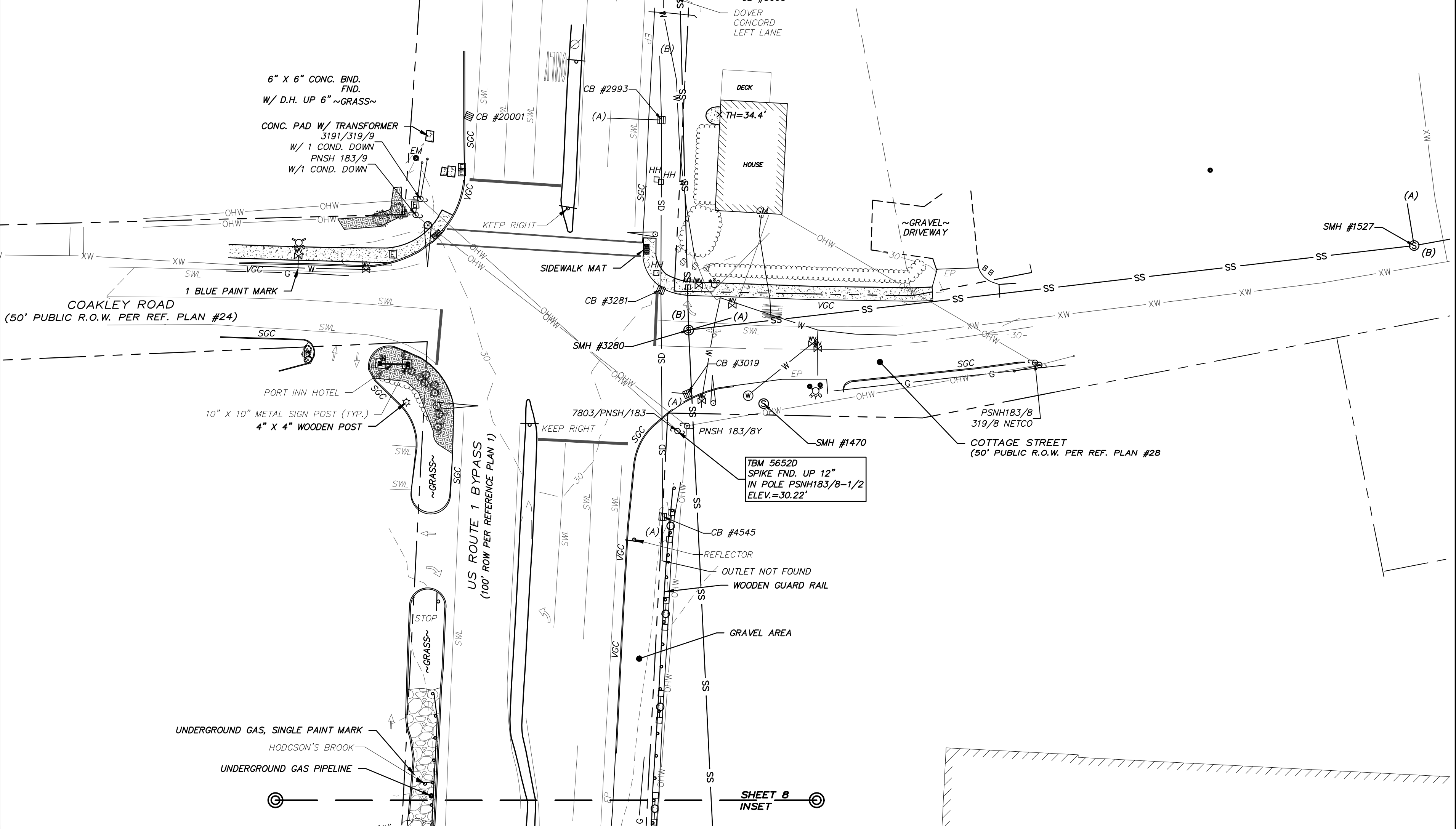
Seal of the State of New Hampshire
 No. 999
 MATHIEW
 FAGGINGER-AUER
 LICENSED LAND SURVEYOR
 SIGNATURE

| NO. | DATE | ADD. ADDITIONAL EASEMENTS | MWF |
|-----|---------|---------------------------|-----|
| 1 | 8/19/19 | ADD ADDITIONAL EASEMENTS | MWF |
| | | DESCRIPTION | BY |

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

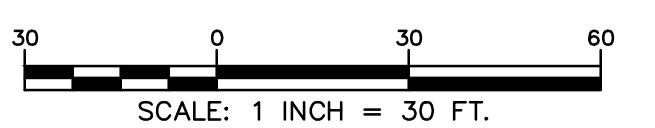
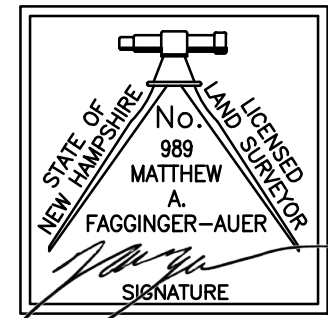
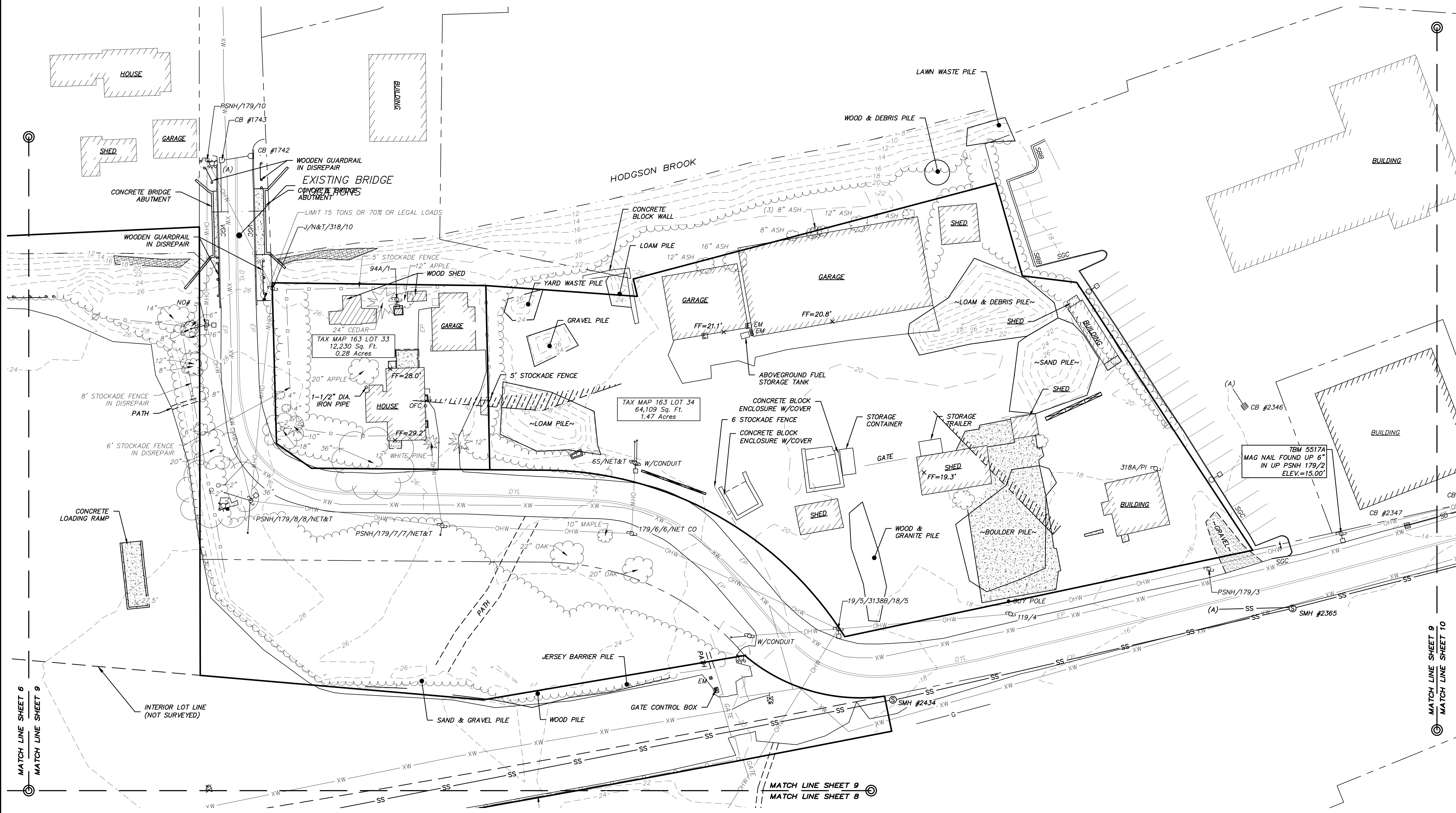
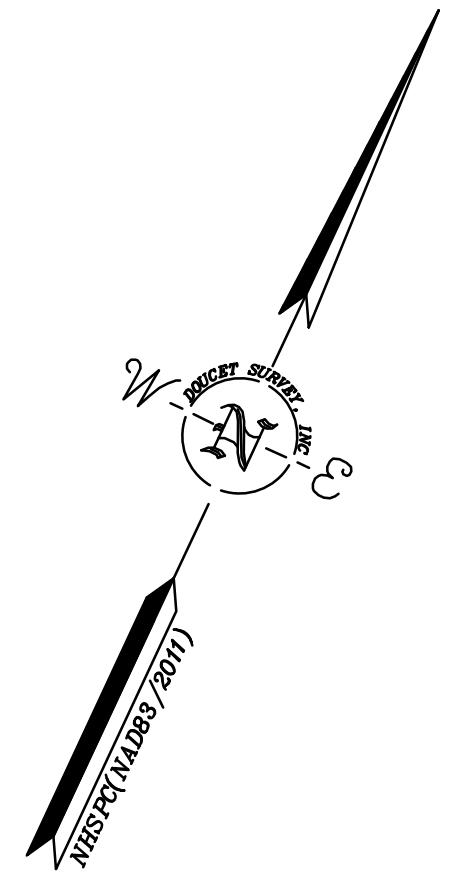
INSET (1"=30')



MATCH LINE SHEET 7
 MATCH LINE SHEET 8

SHEET 8
 INSET

FILE NAME: Y:\PROJECTS\5517.DWG DATE: 4/13/2019 9:53:10 AM USER: PLS/PLS/PLS LAYOUT NAME: TOPG (DWG) PLOTTED: Monday, August 19, 2019 1:10:01 PM



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

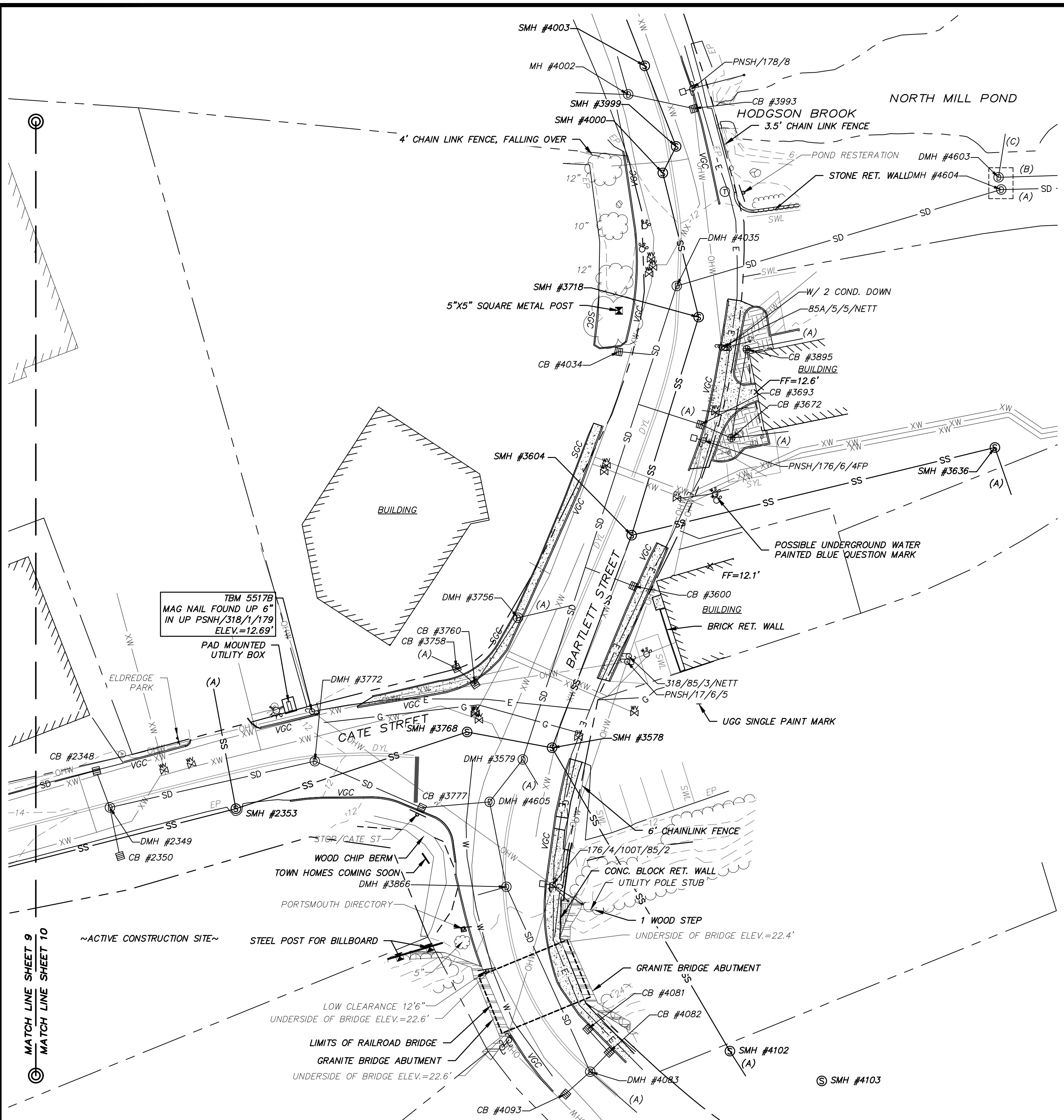
| NO. | DATE | ADD ADDITIONAL EASEMENTS | MWF |
|-----|---------|--------------------------|-----|
| | | DESCRIPTION | BY |
| 1 | 8/19/19 | ADD ADDITIONAL EASEMENTS | MWF |

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

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SHEETS 6-10 NOT FOR RECORDING

FILE NAME: Y:\PROJECTS\5517.DWG DATE: 4/19/2019 10:51:59 AM USER: PLS/PLS LAYOUT NAME: TOPG (DWG) PLOTTED: Monday, August 19, 2019 11:02am



| DRAINAGE 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) 18" CMP INV.=16.5' | 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) | |

| SEWER STRUCTURES | | |
|---|--|---|
| SMH #1066 RIM ELEV.=23.2' (A) 4" PVC INV.=18.5' (D) UNKN. INV.=12.3' (1152) 10" UNKN. INV.=11.8' (C) 4" PVC INV.=16.0' (D) 4" PVC INV.=16.0' (1350) UNKN. INV.=11.9' (E) UNKN. INV.=11.6' | SMH #2434 RIM ELEV.=18.2' (2799) 10" UNKN. INV.=9.7' (2365) 12" UNKN. INV.=9.7' (SMH #2789) RIM ELEV.=20.1' (SUMP) INV.=9.9' (NO PIPES VISIBLE) | SMH #3768 RIM ELEV.=11.4' (2353) 24" PVC INV.=6.0' (3578) 24" PVC INV.=5.9' (SMH #3999) RIM ELEV.=12.6' (4000) 10" PVC INV.=5.9' (4003) 12" PVC INV.=5.8' |
| SMH #1152 RIM ELEV.=22.6' (1066) 10" UNKN. INV.=11.3' (2799) 10" UNKN. INV.=11.2' SMH #1350 RIM ELEV.=25.5' (A) 8" CLAY INV.=14.9' (4565) UNKN. INV.=14.7' (1066) UNKN. INV.=14.4' | SMH #2799 RIM ELEV.=23.8' (A) 4" DI INV.=21.1' (B) 8" UNKN. INV.=12.1' (1527) 8" CLAY DROP INLET INV.=21.1' (2434) 10" UNKN. INV.=10.6' (SMH #3280) RIM ELEV.=29.8' (1527) 8" CLAY DROP INLET INV.=21.1' | SMH #4000 RIM ELEV.=12.3' (3718) 10" PVC INV.=5.8' (3999) 10" PVC INV.=5.8' SMH #4003 RIM ELEV.=13.3' (3999) 10" PVC INV.=6.5' (A) 10" CI INV.=6.6' SMH #4102 RIM ELEV.=11.3' (3578) 30" PVC INV.=3.7' (A) 30" PVC INV.=3.6' |
| SMH #1470 RIM ELEV.=29.4' FULL OF DEBRIS | SMH #3578 RIM ELEV.=10.9' (3604) 36" PVC INV.=3.0' (3768) 24" PVC INV.=5.8' (A) 6" CLAY INV.=25.3' (B) 8" CLAY INV.=24.7' | SMH #4103 RIM ELEV.=12.5' (NO VISIBLE PIPES, POSSIBLE ELECTRIC MANHOLE) |
| SMH #2353 RIM ELEV.=12.7' (2365) 24" PVC INV.=6.5' (3768) 24" PVC INV.=6.5' (A) 6" PVC INV.=7.2' | SMH #3604 RIM ELEV.=11.3' (3578) 36" PVC INV.=2.5' (3636) 36" PVC INV.=2.5' (3718) 10" PVC INV.=4.7' (A) 36" PVC INV.=2.2' | SMH #4565 RIM ELEV.=28.4' PIPES SUBMERGED WATER LEVEL=16.5' SUMP=15.4' |
| SMH #2365 RIM ELEV.=14.4' (A) 10" CI INV.=9.3' (2434) 10" METAL INV.=9.2' (2353) 24" METAL INV.=9.2' | SMH #3636 RIM ELEV.=10.3' (3604) 36" PVC INV.=2.3' (A) 36" PVC INV.=2.2' | SMH #4607 RIM ELEV.=13.2' (A) 8" PVC INV.=17.9' (B) 8" PVC INV.=17.7' |
| | SMH #3718 RIM ELEV.=11.5' (3604) 10" PVC INV.=5.3' (4000) 10" PVC INV.=5.5' | |



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 |
|-----|---------|--------------------------|-----|
| 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 |

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SHEETS 6-10 NOT FOR RECORDING