

WEST END YARDS

CATE STREET · PORTSMOUTH · NEW HAMPSHIRE

SITE PLANS

NOVEMBER, 2018

PREPARED FOR
CATE STREET DEVELOPMENT, LLC
 60 K STREET
 BOSTON, MA 02127
 987.490.5278



PREPARED BY

FUSS & O'NEILL

UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
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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. 303227
 404.705.9411

LIGHTING CONSULTANT
 WLS LIGHTING
 1919 WINDSOR PLACE
 FORTH WORTH, TX. 76110
 817.731.6020

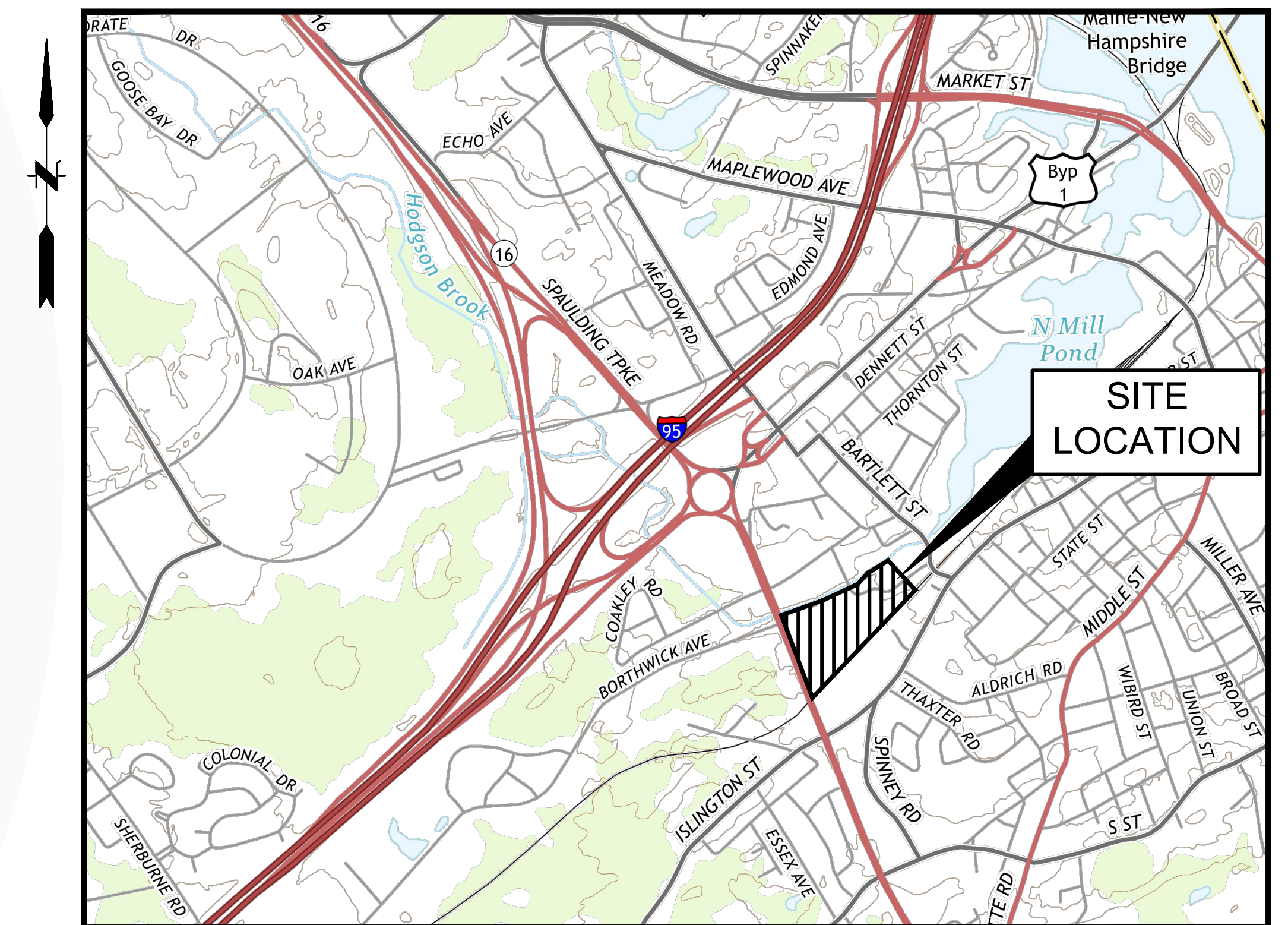
NATURAL RESOURCES CONSULTANT
 GOVE ENVIRONMENTAL SERVICES, INC
 8 CONTINENTAL DRIVE
 BUILDING 2, SUITE H
 EXETER, NH. 03833-7507
 603.778.0644

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

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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.

PROJ. No.: 20170308.000
 DATE: JANUARY 2019

GI-001

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CIVIL GENERAL NOTES

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. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY (NAME OF SURVEYOR), AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY (NAME OF SURVEYOR) AND AERIAL SERVICES PERFORMED BY (NAME OF AERIAL COMPANY) DURING (DATE PERFORMED).
6. TOPOGRAPHIC ELEVATIONS ARE BASED ON (NAME) DATUM.
7. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM (NAME OF GEOTECHNICAL ENGINEER).
8. WETLANDS WERE DELINEATED BY (NAME OF SOIL SCIENTIST) ON (DATE).

WORK RESTRICTIONS

1. 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 CONNECTICUT 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.
CT: "CALL BEFORE YOU DIG" AT 1-800-922-4455.
MA, RI: "DIG SAFE" AT 1-888-344-7233.
NY: "DIG SAFELY: NEW YORK" AT 811.
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.

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

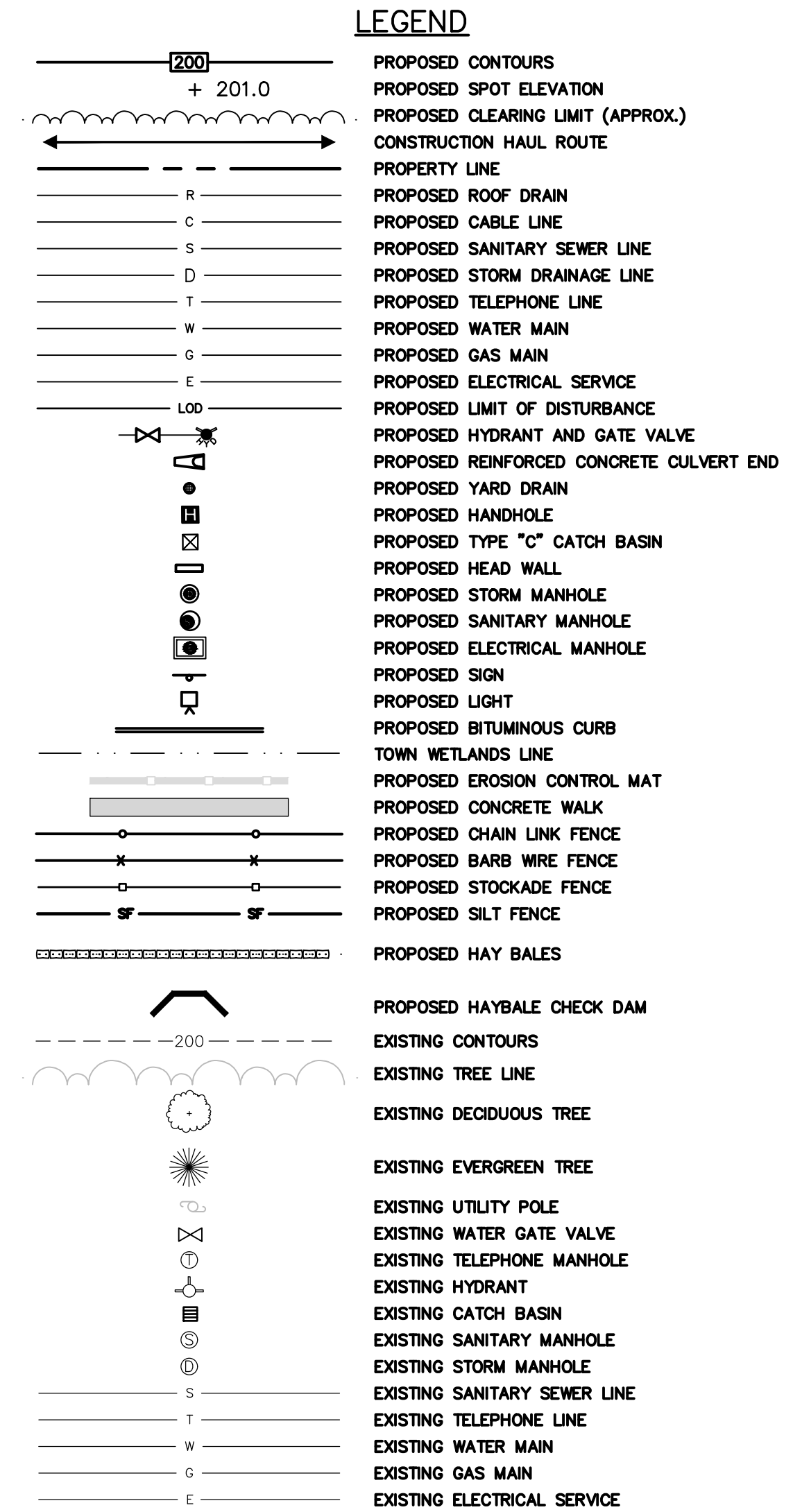
IN PAVEMENTS AND CONCRETE SURFACES: FLUSH
IN SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
IN LANDSCAPE, SEEDED, AND OTHER EARTH SURFACE AREAS:
1 INCH ABOVE SURROUNDING AREA; TAPER EARTH TO RIM ELEVATION.

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).

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.



SCALE: HORIZ.: VERT.: DATUM: HORIZ.: VERT.: GRAPHIC SCALE	
FUSS & O'NEILL UPPER SQUARE BUSINESS CENTER 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 207.563.0669 www.fandoc.com	
CATE STREET DEVELOPMENT, LLC	NEW HAMPSHIRE
GENERAL NOTES & LEGEND	WEST END YARDS
PORTSMOUTH	
PROJ. No.: 20180317.A10	DESIGNER REVIEWER
DATE: 02/05/2019	DESCRIPTION
CN-001	No. DATE

BOUNDARIES

EXISTING	PROPOSED
BEARING DISTANCE	BEARING DISTANCE
PROPERTY LINE	PROPERTY LINE
APPROXIMATE LOT LINE	APPROXIMATE LOT LINE
INTERIOR LOT LINE	INTERIOR LOT LINE
APPROXIMATE ABUTTER LOT LINE	APPROXIMATE ABUTTER LOT LINE
EASEMENT LINE	EASEMENT LINE
TOWN LINE	TOWN LINE
COUNTY LINE	COUNTY LINE
STATE LINE	STATE LINE
BOUND FOUND	BOUND FOUND
RAILROAD SPIKE FOUND	RAILROAD SPIKE FOUND
IRON PIPE/ROD FOUND	IRON PIPE/ROD FOUND
4"x4" GRANITE BOUND TO BE SET	4"x4" GRANITE BOUND TO BE SET
5/8" REBAR W/D CAP TO BE SET	5/8" REBAR W/D CAP TO BE SET
CONCRETE	CONCRETE
BOUND FOUND	BOUND FOUND
IRON PIPE FOUND	IRON PIPE FOUND
CONCRETE	CONCRETE
DRILL HOLE	DRILL HOLE

NATURAL RESOURCES

EXISTING	PROPOSED
MAJOR CONTOUR LINE	MAJOR CONTOUR LINE
MINOR CONTOUR LINE	MINOR CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
EDGE OF WETLAND	EDGE OF WETLAND
WETLAND AREA	WETLAND AREA
CONIFEROUS TREE	CONIFEROUS TREE
DECIDUOUS TREE	DECIDUOUS TREE
MONITORING WELL	MONITORING WELL
TEST PIT	TEST PIT
TREE LINE	TREE LINE
SHRUB LINE	SHRUB LINE
EDGE OF WATER	EDGE OF WATER

GENERAL

EXISTING	PROPOSED
STOCKADE FENCE	STOCKADE FENCE
CHAIN LINK FENCE	CHAIN LINK FENCE
BARBED WIRE FENCE	BARBED WIRE FENCE
STONE WALL	STONE WALL
RETAINING WALL	RETAINING WALL
GUARDRAIL	GUARDRAIL
SIGN	SIGN
SIGN (TWO POSTS)	SIGN (TWO POSTS)
FENCE POST	FENCE POST
POST	POST
POST	POST
BOLLARD	BOLLARD
FLAG POLE	FLAG POLE
CONCRETE	CONCRETE
CRUSHED STONE	CRUSHED STONE
LEDGE OUTCROP	LEDGE OUTCROP
LEACH FIELD	LEACH FIELD
GAS PUMPS	GAS PUMPS
STORAGE TANKS	STORAGE TANKS
CEMETERY	CEMETERY

DRAINAGE

EXISTING	PROPOSED
DRAIN LINE	DRAIN LINE
DRAIN LINE (SEE NOTE 20)	DRAIN LINE (SEE NOTE 20)
CATCH BASIN	CATCH BASIN
DRAIN MANHOLE	DRAIN MANHOLE
ROOF DRAIN	ROOF DRAIN
ROOF DRAIN LINE	ROOF DRAIN LINE
STORM UNDERDRAIN	STORM UNDERDRAIN
DRAINAGE FLOW DIRECTION ARROW	DRAINAGE FLOW DIRECTION ARROW
PROPOSED REINFORCED CONCRETE CULVERT END	PROPOSED REINFORCED CONCRETE CULVERT END
PROPOSED TYPE "C-L" CATCH BASIN	PROPOSED TYPE "C-L" CATCH BASIN
PROPOSED TYPE "C" CATCH BASIN	PROPOSED TYPE "C" CATCH BASIN
PROPOSED HEAD WALL	PROPOSED HEAD WALL

WATER

EXISTING	PROPOSED
WATER LINE	WATER LINE
WATER LINE (SEE NOTE 20)	WATER LINE (SEE NOTE 20)
FIRE HYDRANT	FIRE HYDRANT
PROPOSED HYDRANT AND GATE VALVE	PROPOSED HYDRANT AND GATE VALVE
WATER GATE VALVE	WATER GATE VALVE
SPIGOT	SPIGOT
WELL	WELL

SEWER

EXISTING	PROPOSED
SEWER LINE	SEWER LINE
SEWER LINE (SEE NOTE 20)	SEWER LINE (SEE NOTE 20)
SEWER FORCE MAIN	SEWER FORCE MAIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
CLEANOUT	CLEANOUT

GAS

EXISTING	PROPOSED
GAS MAIN	GAS MAIN
GAS GATE VALVE	GAS GATE VALVE
OIL FILL CAP	OIL FILL CAP

ELECTRIC

EXISTING	PROPOSED
OVERHEAD WIRES	OVERHEAD WIRES
UTILITY POLE	UTILITY POLE
UTILITY POLE & GUY WIRE	UTILITY POLE & GUY WIRE
UTILITY POLE W/ LIGHT	UTILITY POLE W/ LIGHT
LIGHT POLES	LIGHT POLES
ELECTRICAL SERVICE	ELECTRICAL SERVICE
ELECTRIC BOX	ELECTRIC BOX
PROPOSED ELECTRICAL MANHOLE	PROPOSED ELECTRICAL MANHOLE
MANHOLE	MANHOLE
HAND HOLE	HAND HOLE
PROPOSED LIGHT	PROPOSED LIGHT

TELEPHONE

EXISTING	PROPOSED
TELEPHONE LINE	TELEPHONE LINE
TELEPHONE MANHOLE	TELEPHONE MANHOLE

CATV

EXISTING	PROPOSED
CABLE LINE	CABLE LINE

CURB

EXISTING	PROPOSED
VERTICAL GRANITE CURB	VERTICAL GRANITE CURB
SLOPED GRANITE CURB	SLOPED GRANITE CURB
SLOPED BITUMINOUS BERM	SLOPED BITUMINOUS BERM
CONCRETE CURB	CONCRETE CURB
BITUMINOUS CURB	BITUMINOUS CURB

STRIPING

EXISTING	PROPOSED
SINGLE SOLID LINE (WHITE)	PSSL (W)
SINGLE BROKEN LINE (WHITE)	PSBL (W)
DOUBLE SOLID LINE (WHITE)	PDSL (W)
SINGLE SOLID LINE (YELLOW)	PSSL (Y)
SINGLE BROKEN LINE (YELLOW)	PSBL (Y)
DOUBLE SOLID LINE (YELLOW)	PDSL (Y)

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 = 18" SSL (WHITE)(T)

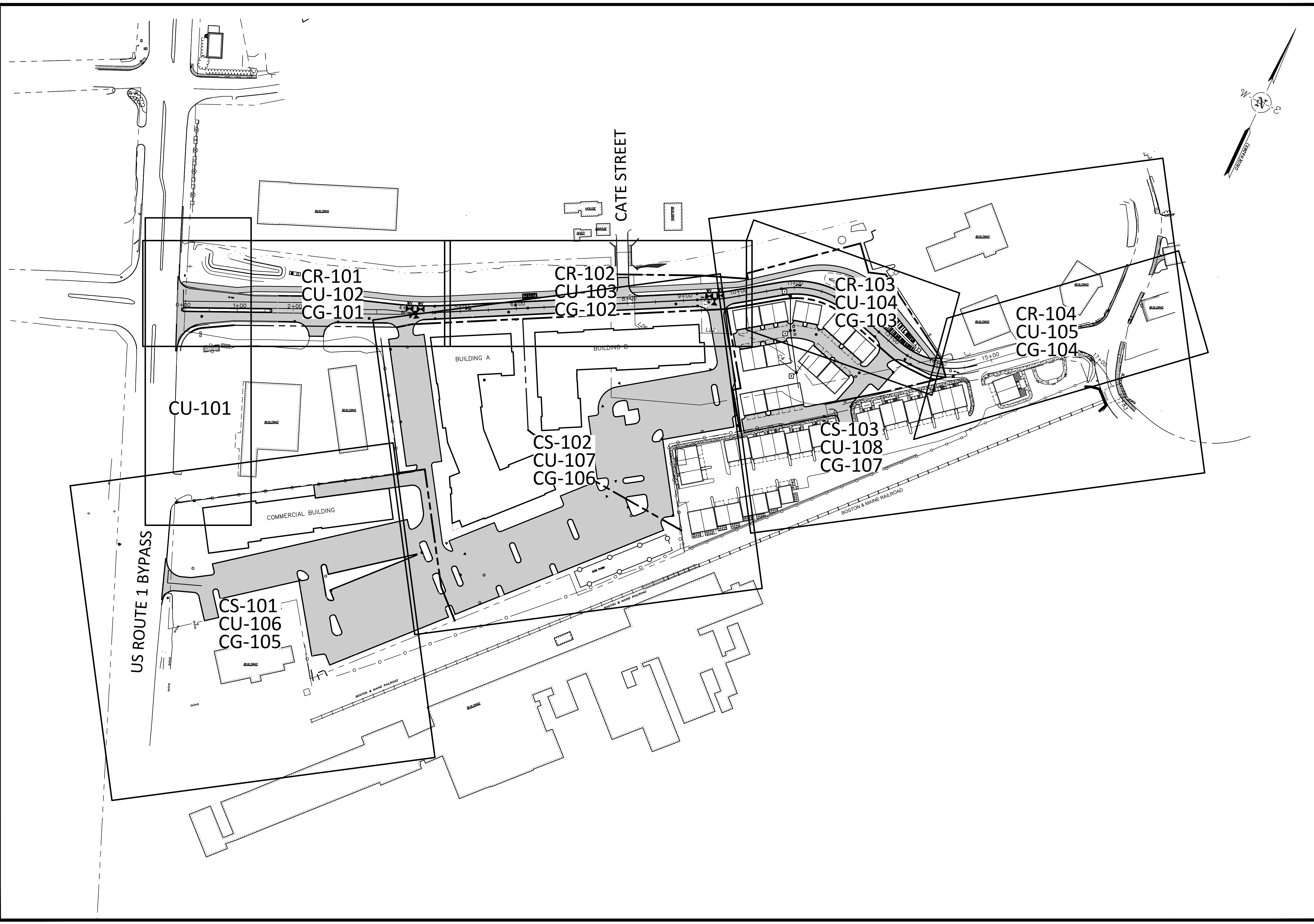
TRAFFIC UTILITIES

SIGNAL CONDUIT (EXISTING)	SIGNAL CONDUIT (PROPOSED)
MAGNETIC DETECTOR SLEEVE	MAGNETIC DETECTOR SLEEVE
LOOP DETECTOR	LOOP DETECTOR
PULLBOX	PULLBOX
HANDHOLE	HANDHOLE
CONTROLLER CABINET	CONTROLLER CABINET
SPREAD FOOTING	SPREAD FOOTING
CYLINDRICAL FOUNDATION	CYLINDRICAL FOUNDATION
MAST ARM POLE (WITH SIGNAL HEADS)	MAST ARM POLE (WITH SIGNAL HEADS)
STEEL SPAN WIRE POLES	STEEL SPAN WIRE POLES
PEDESTRIAN SIGNAL POLE	PEDESTRIAN SIGNAL POLE
TRAFFIC SIGNAL (EXISTING)	TRAFFIC SIGNAL (EXISTING)
STREET LIGHT CONDUIT	STREET LIGHT CONDUIT

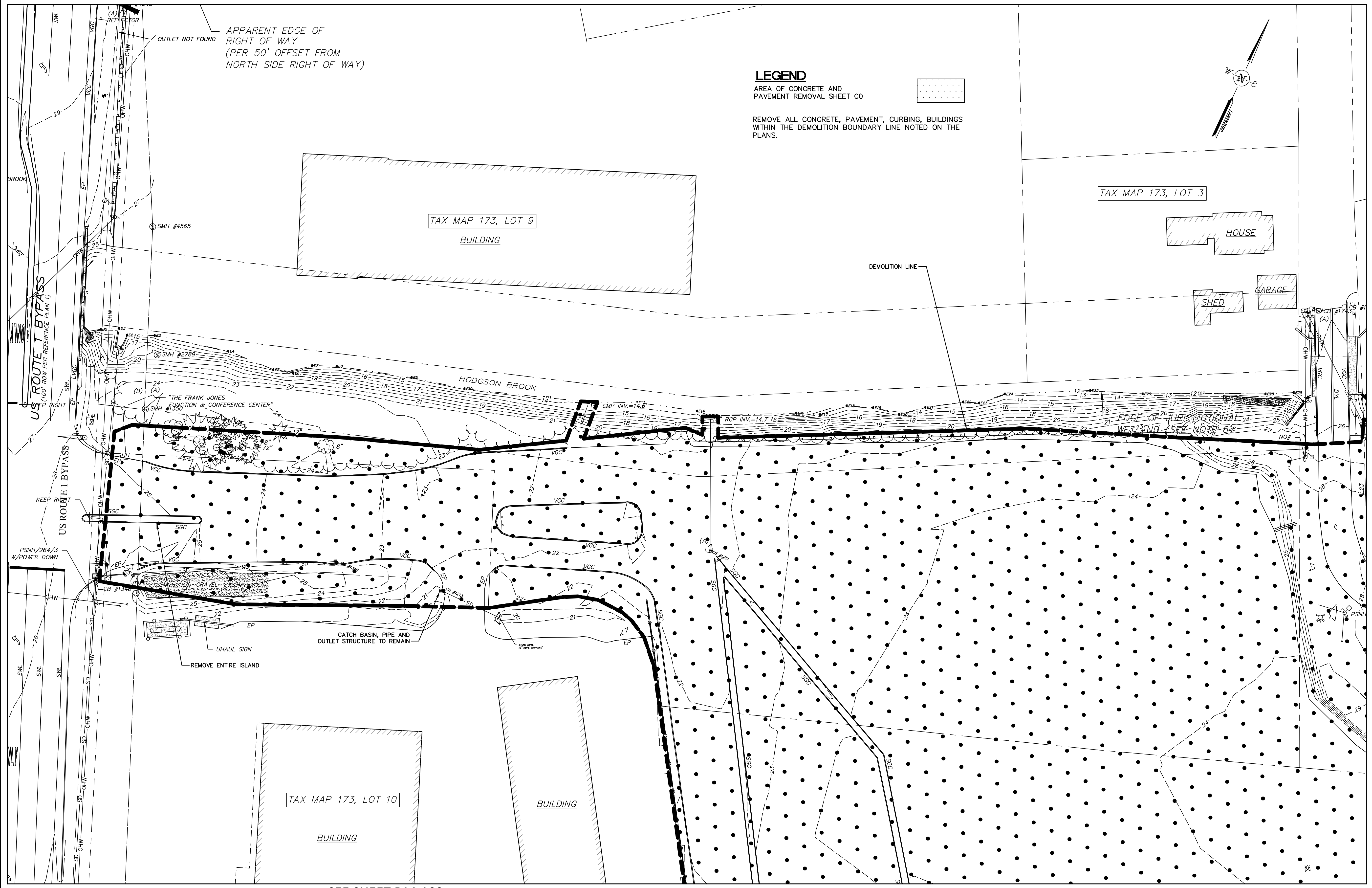
EROSION CONTROL

PROPOSED SILT FENCE	PROPOSED SILT FENCE
PROPOSED HAY BALES	PROPOSED HAY BALES
PROPOSED HAYBALE CHECK DAM	PROPOSED HAYBALE CHECK DAM
PROPOSED SILT SOCKS	PROPOSED SILT SOCKS
PROPOSED EROSION CONTROL MAT	PROPOSED EROSION CONTROL MAT
PROPOSED INLET PROTECTION	PROPOSED INLET PROTECTION
PROPOSED OUTLET PROTECTION	PROPOSED OUTLET PROTECTION
PROPOSED STONE CHECK DAM	PROPOSED STONE CHECK DAM
PROPOSED STONE CHECK DAM	PROPOSED STONE CHECK DAM

SCALE:	HORIZ.:	VERT.:	DATUM:	HORIZ.:	NAD83	VERT.:	NAVD88	GRAPHIC SCALE
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CATE STREET DEVELOPMENT, LLC	GENERAL NOTES & LEGEND			WEST END YARDS		PORTSMOUTH NEW HAMPSHIRE		
PROJ. No.: 20180317.A10 DATE: 02/05/2019								
CN-002								



<p>PROJ. No.: 20180317.A10 DATE: 02/05/2019</p>		<p>CS-001</p>																					
<p>CATE STREET DEVELOPMENT, LLC KEY PLAN WEST END YARDS PORTSMOUTH NEW HAMPSHIRE</p>		<p>FUSS & O'NEILL UPPER SQUARE BUSINESS CENTER 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 207.363.0609 www.fandoc.com</p>																					
<p>SCALE: HORZ.: 1"=80' VERT.: 1"=80'</p> <p>DATUM: HORZ.: NAD83 VERT.: NAVD88</p> <p>80 40 0 80 GRAPHIC SCALE</p>		<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DESIGNER REVIEWER</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		No.	DATE	DESCRIPTION	DESIGNER REVIEWER																
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No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

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

DATUM: HORIZ.: NAD83
 VERT.: NGVD29

30 15 0 30
 GRAPHIC SCALE

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 207.563.0669
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CATE STREET DEVELOPMENT, LLC

SITE PREPARATION PLAN
 WEST END YARDS

PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019

CP-101

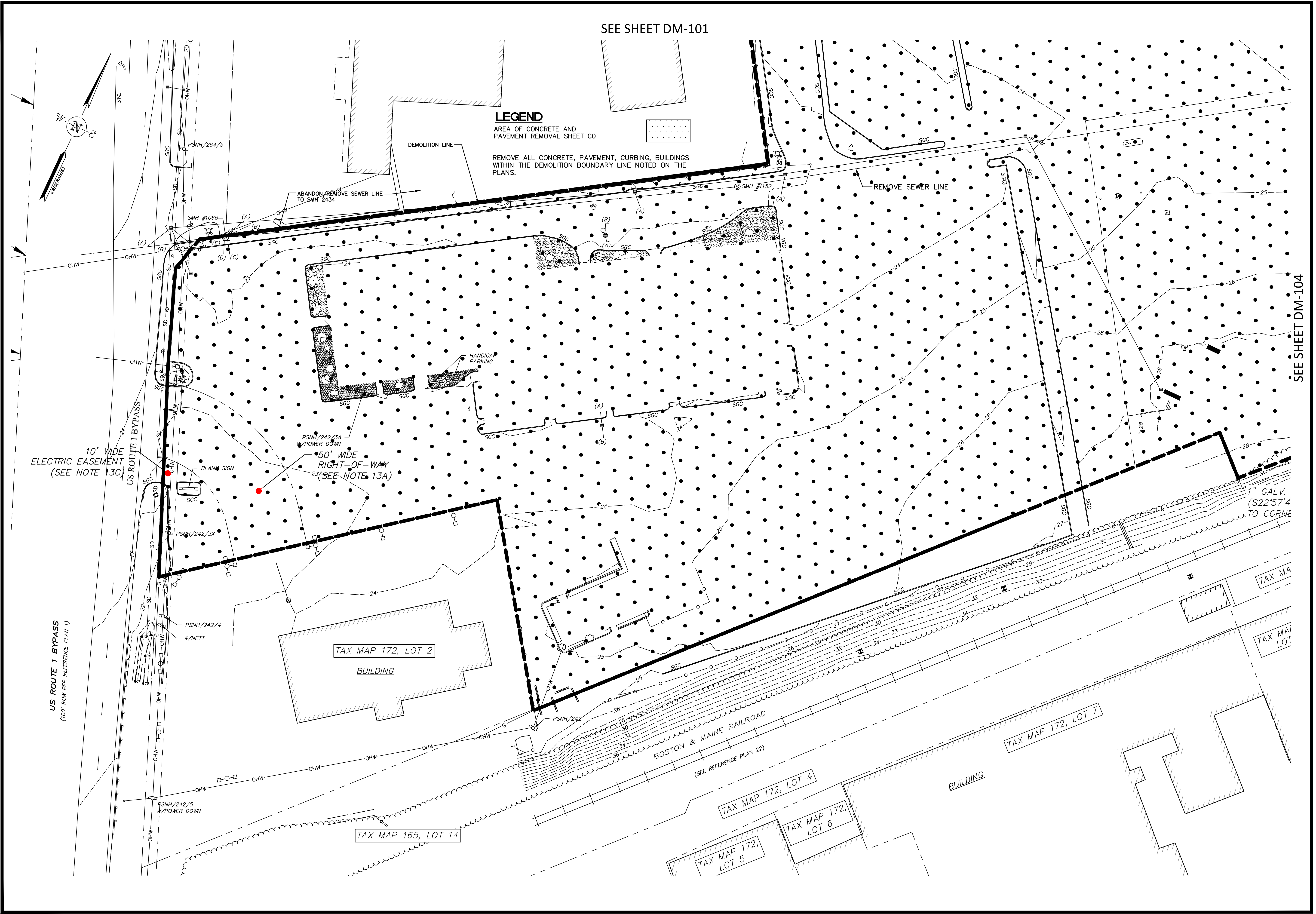
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MS VIEW: LAYER STATE: Plotter: DWG TO PDF PC3 CTB File: FO.STB

SEE SHEET DM-101



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CATE STREET DEVELOPMENT, LLC	SITE PREPARATION PLAN	WEST END YARDS	
PORTSMOUTH	NEW HAMPSHIRE		
PROJ. No.: 20180317.A10 DATE: 02/05/2019	CP-102		
No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

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SEE SHEET DM-101

LEGEND

AREA OF CONCRETE AND PAVEMENT REMOVAL SHEET CO
 REMOVE ALL CONCRETE, PAVEMENT, CURBING, BUILDINGS WITHIN THE DEMOLITION BOUNDARY LINE NOTED ON THE PLANS.

DEMOLITION LINE

REMOVE SEWER LINE

ABANDON/REMOVE SEWER LINE TO SMH 2434

SEE SHEET DM-104

10' WIDE ELECTRIC EASEMENT (SEE NOTE 13C)

50' WIDE RIGHT-OF-WAY (SEE NOTE 13A)

TAX MAP 172, LOT 2

BUILDING

TAX MAP 172, LOT 5

TAX MAP 172, LOT 6

TAX MAP 172, LOT 7

BOSTON & MAINE RAILROAD (SEE REFERENCE PLAN 22)

1" GALV. (S22°57'4" TO CORNER)

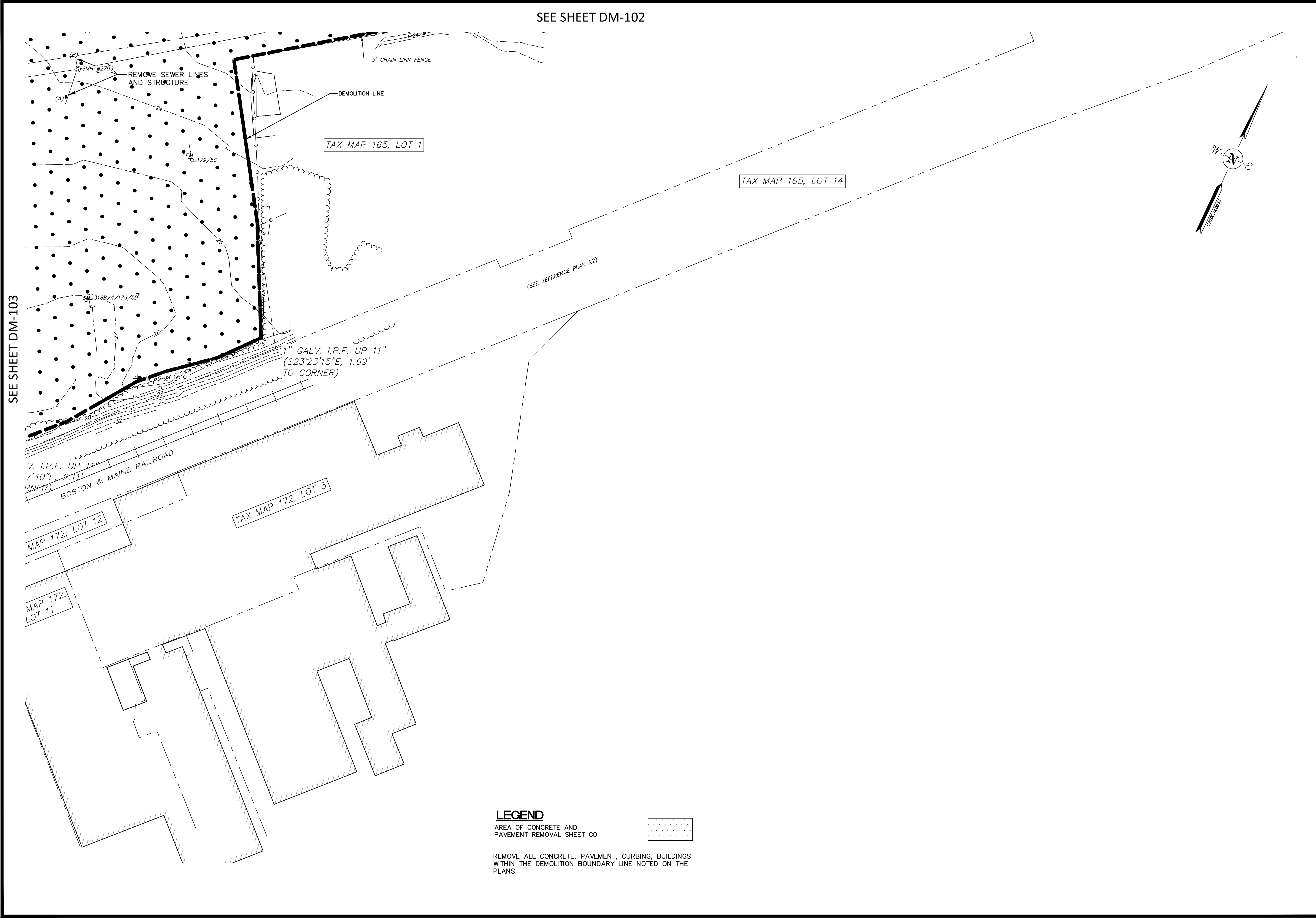
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GRAPHIC SCALE	

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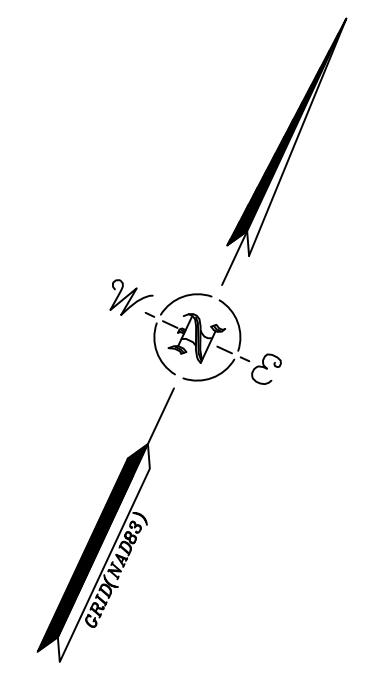
CATE STREET DEVELOPMENT, LLC
 SITE PREPARATION PLAN
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019
CP-103



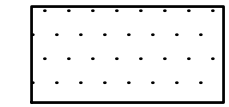
SEE SHEET DM-102

SEE SHEET DM-103



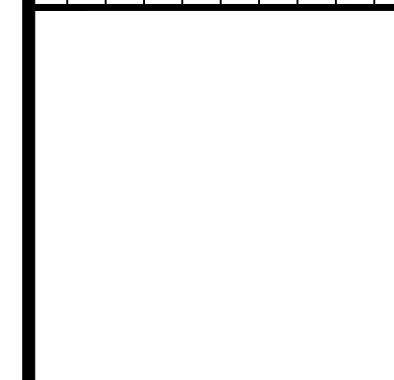
LEGEND

AREA OF CONCRETE AND PAVEMENT REMOVAL SHEET CO



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

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER



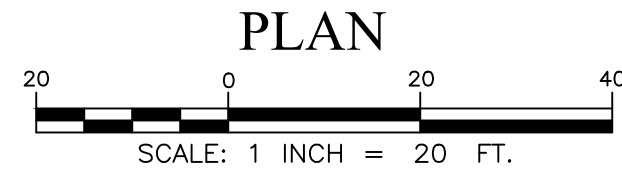
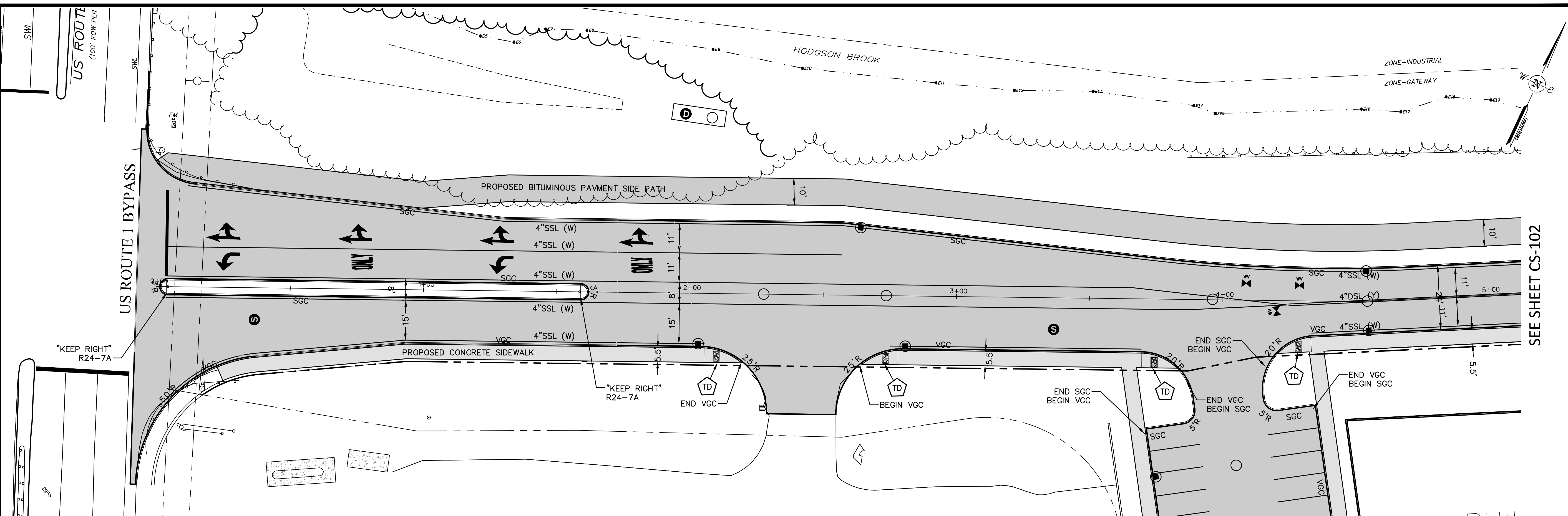
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	VERT.: 1"=30'
DATUM:	HORZ.: NAD83
	VERT.: NGVD29

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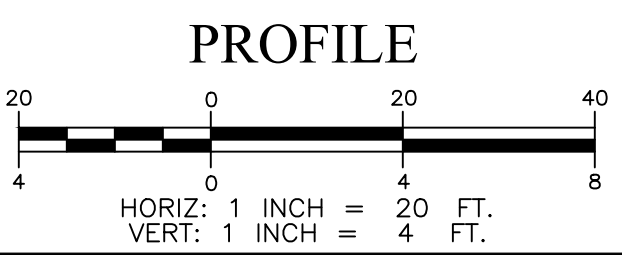
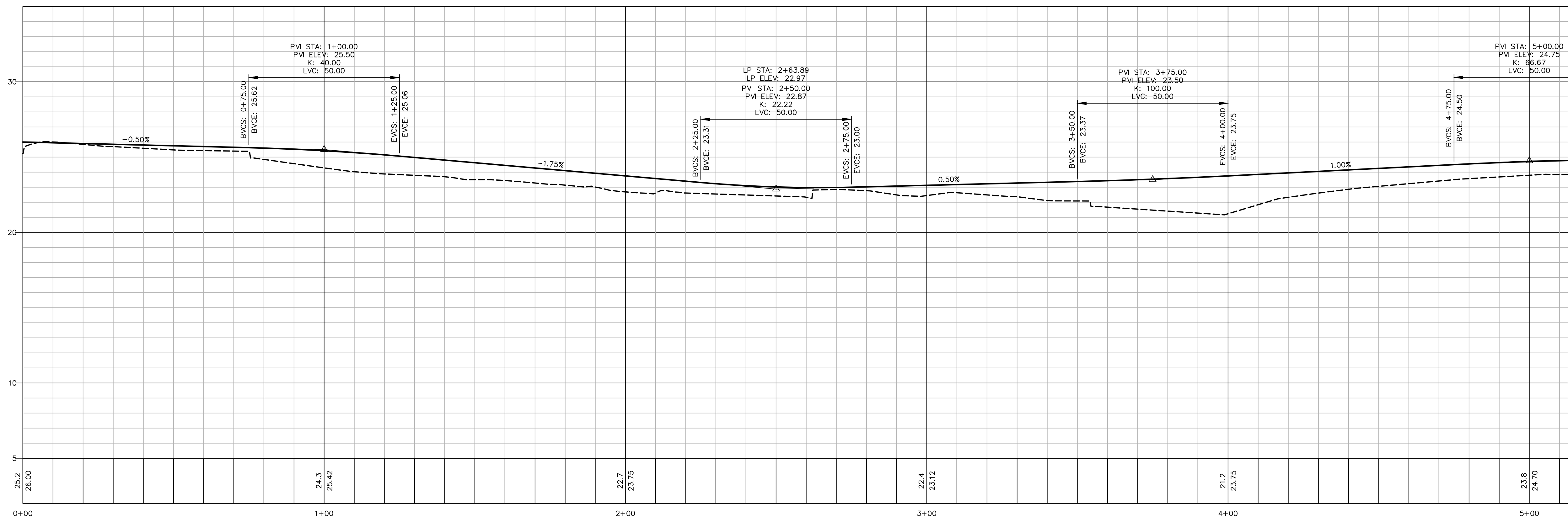
CATE STREET DEVELOPMENT, LLC
 SITE PREPARATION PLAN
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019
CP-104

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- TD PROPOSED TIPDOWN RAMP W/DETECTABLE WARNING PANEL
- VGC PROPOSED VERTICAL GRANITE CURB
- SGC PROPOSED SLOPED GRANITE CURB
- SSL SINGLE SOLID LINE (WHITE)
- DSL DOUBLE SOLID LINE (YELLOW)



SEE SHEET CS-102

SEE SHEET CS-102

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

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	VERT: 1" = 4'
DATUM:	HORIZ: NAD83
	VERT: NGVD29
 GRAPHIC SCALE	

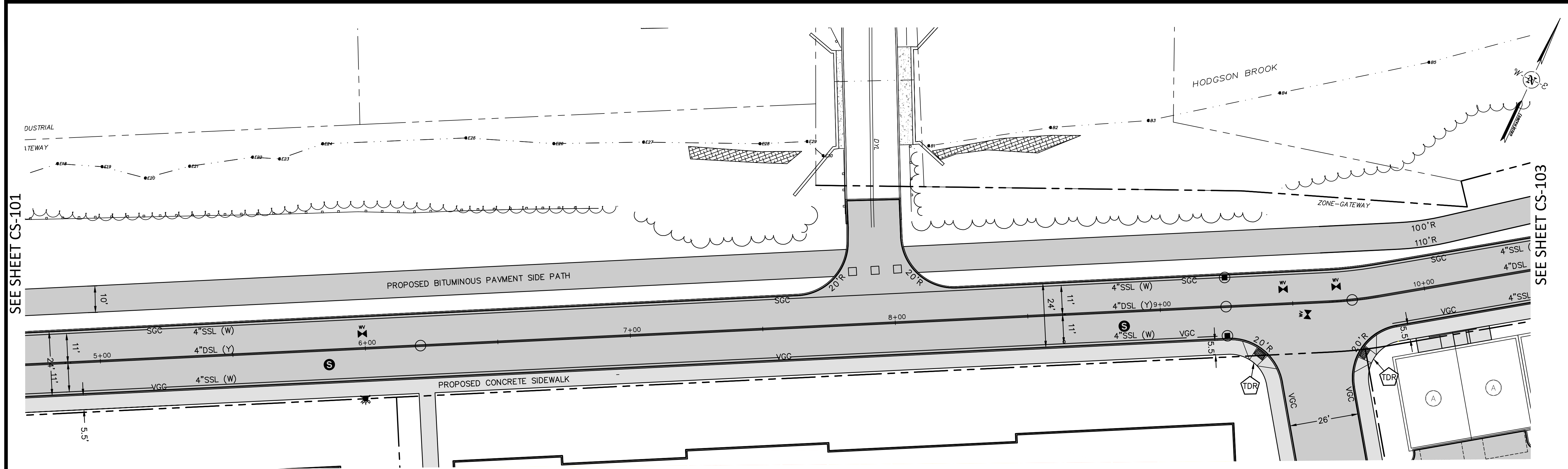
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 ROADWAY PLAN & PROFILE
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

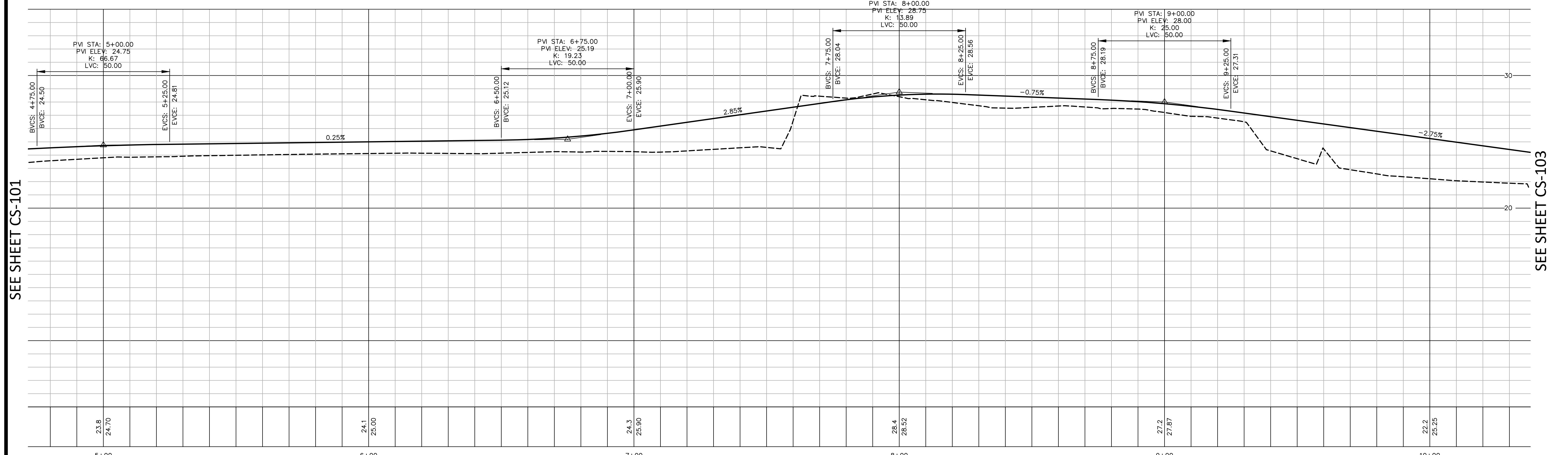
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 DATE: 02/05/2019

CS-101

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- PROPOSED TIPDOWN RAMP W/DETECTABLE WARNING PANEL
- PROPOSED TIPDOWN RAMP W/RADIUS DETECTABLE WARNING PANEL
- VGC PROPOSED VERTICAL GRANITE CURB
- SGC PROPOSED SLOPED GRANITE CURB
- SSL SINGLE SOLID LINE (WHITE)
- DSL DOUBLE SOLID LINE (YELLOW)



SEE SHEET CS-101

SEE SHEET CS-103

SEE SHEET CS-101

SEE SHEET CS-103

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

SCALE:

HORIZ:

VERT:

DATUM:
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 VERT: NGVD29

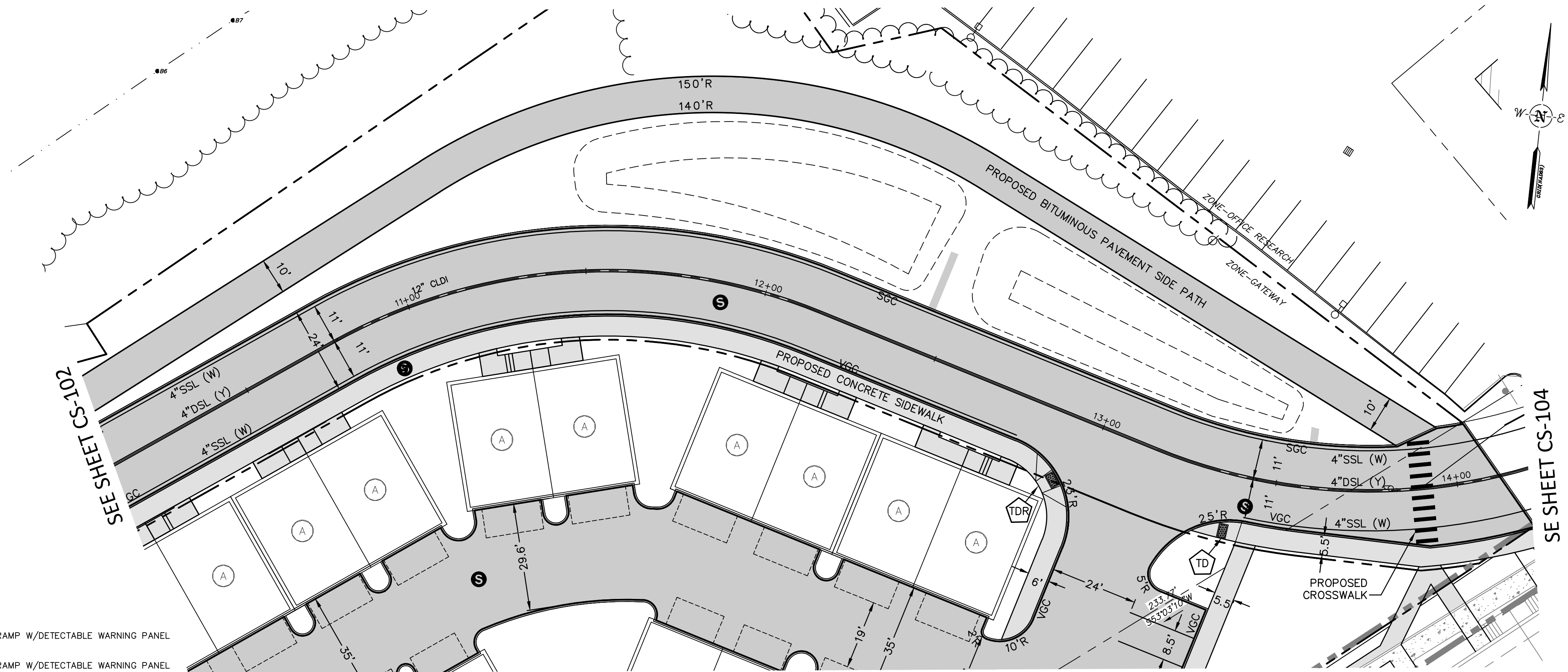
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 ROADWAY PLAN & PROFILE
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 PORTSMOUTH NEW HAMPSHIRE

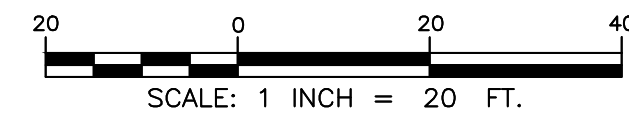
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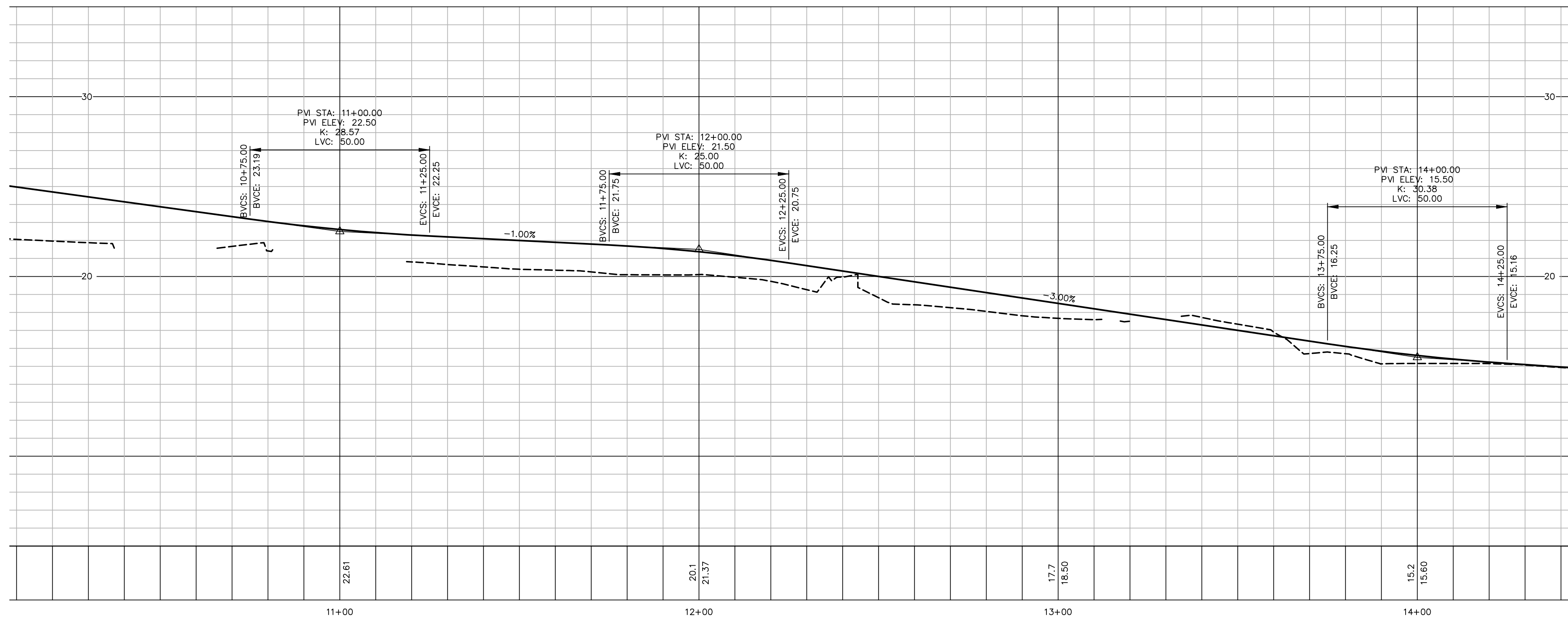


- PROPOSED TIPDOWN RAMP W/DETECTABLE WARNING PANEL
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED SLOPED GRANITE CURB
- SINGLE SOLID LINE (WHITE)
- DOUBLE SOLID LINE (YELLOW)

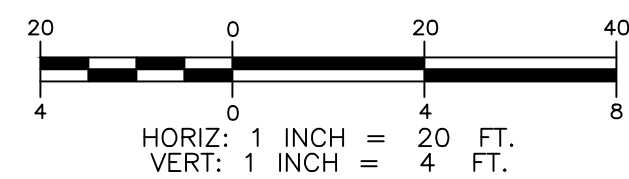
PLAN



SHEET CS-102



PROFILE



SHEET CS-104

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

SCALE:

HORIZ.:	1" = 20'
VERT.:	1" = 4'

DATUM: NAD83
 VERT.: NGVD29

GRAPHIC SCALE

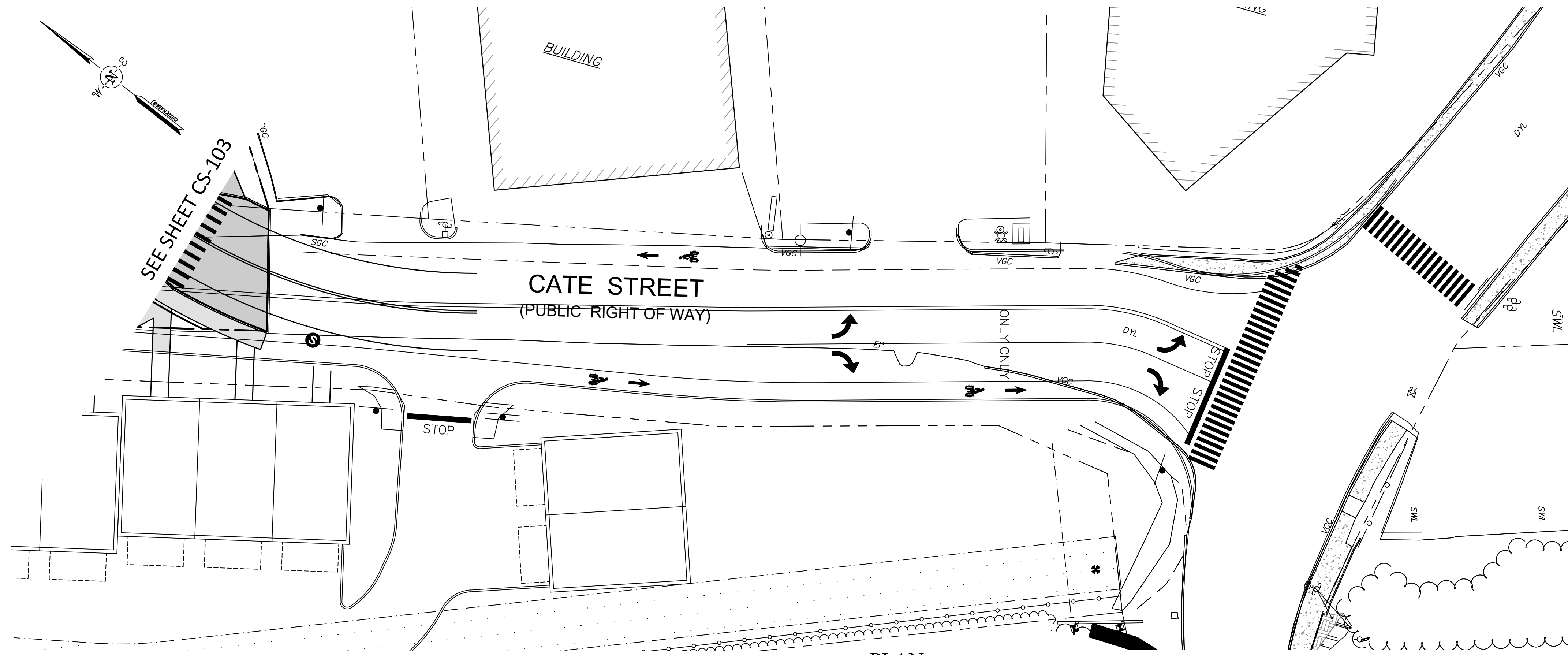
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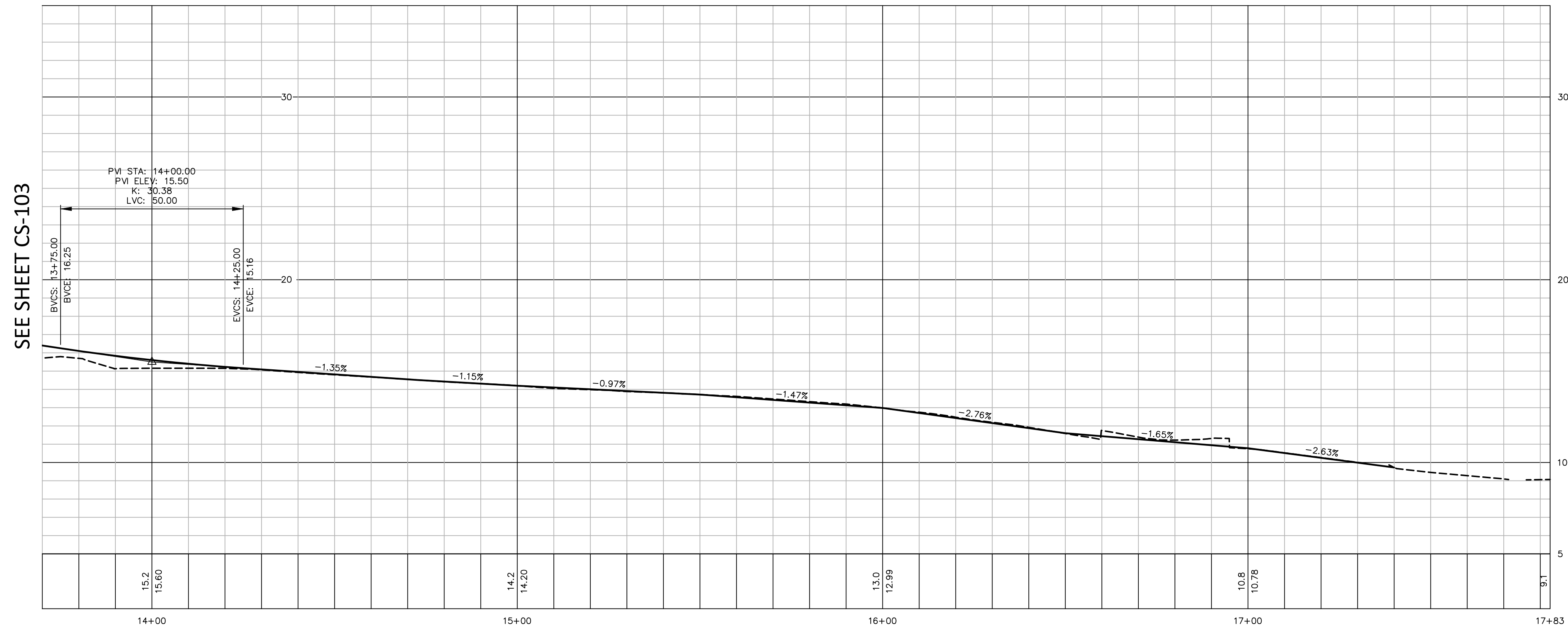
CATE STREET DEVELOPMENT, LLC
ROADWAY PLAN & PROFILE
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019

CS-103



PLAN
 SCALE: 1 INCH = 20 FT.



PROFILE
 HORIZ: 1 INCH = 20 FT.
 VERT: 1 INCH = 4 FT.

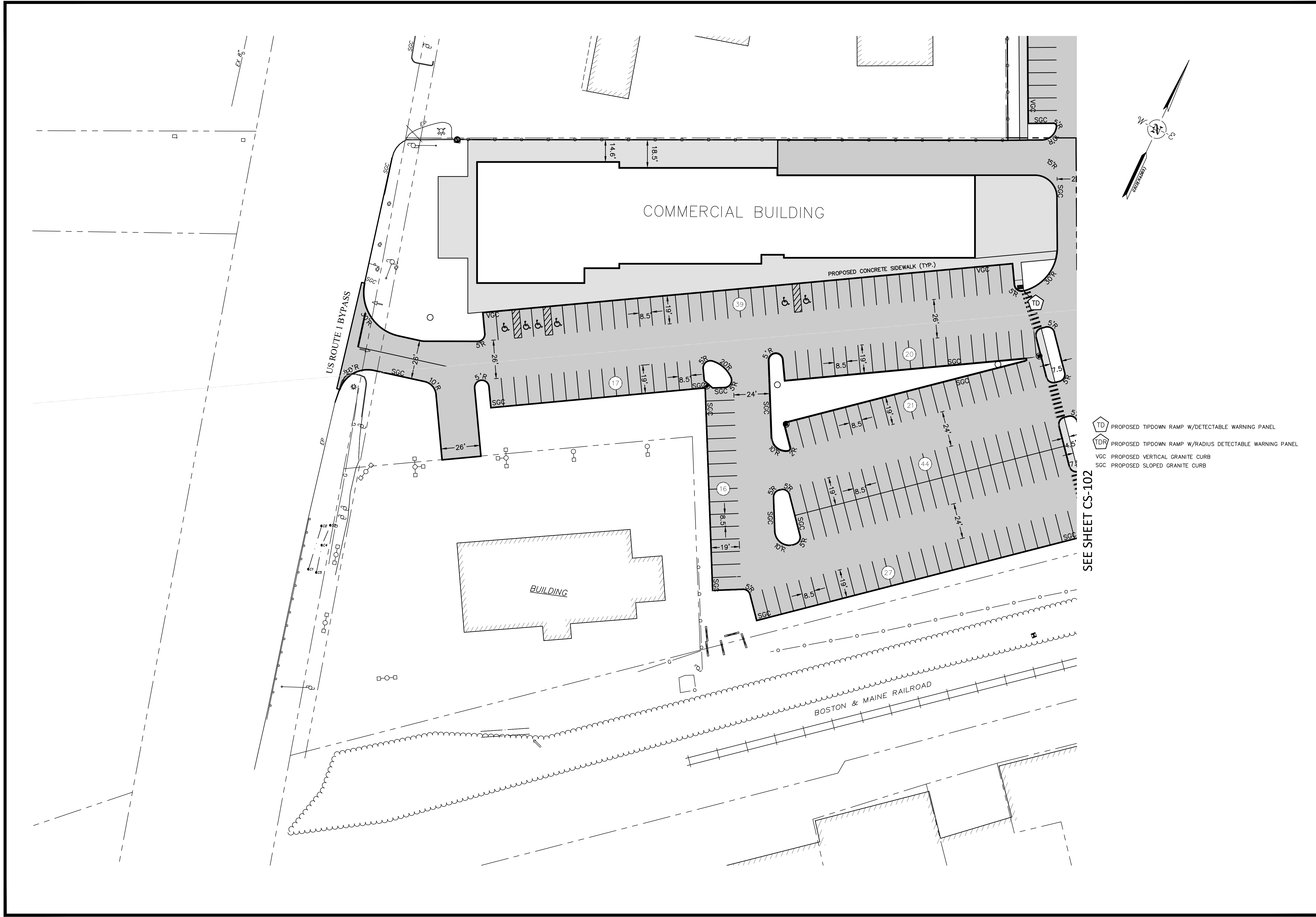
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 VERT.:
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 GRAPHIC SCALE

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 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019
CS-104



- PROPOSED TIPDOWN RAMP W/DETECTABLE WARNING PANEL
- PROPOSED TIPDOWN RAMP W/RADIUS DETECTABLE WARNING PANEL
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED SLOPED GRANITE CURB

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

SCALE:
 HORZ.: 1"=30'
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 DATUM:
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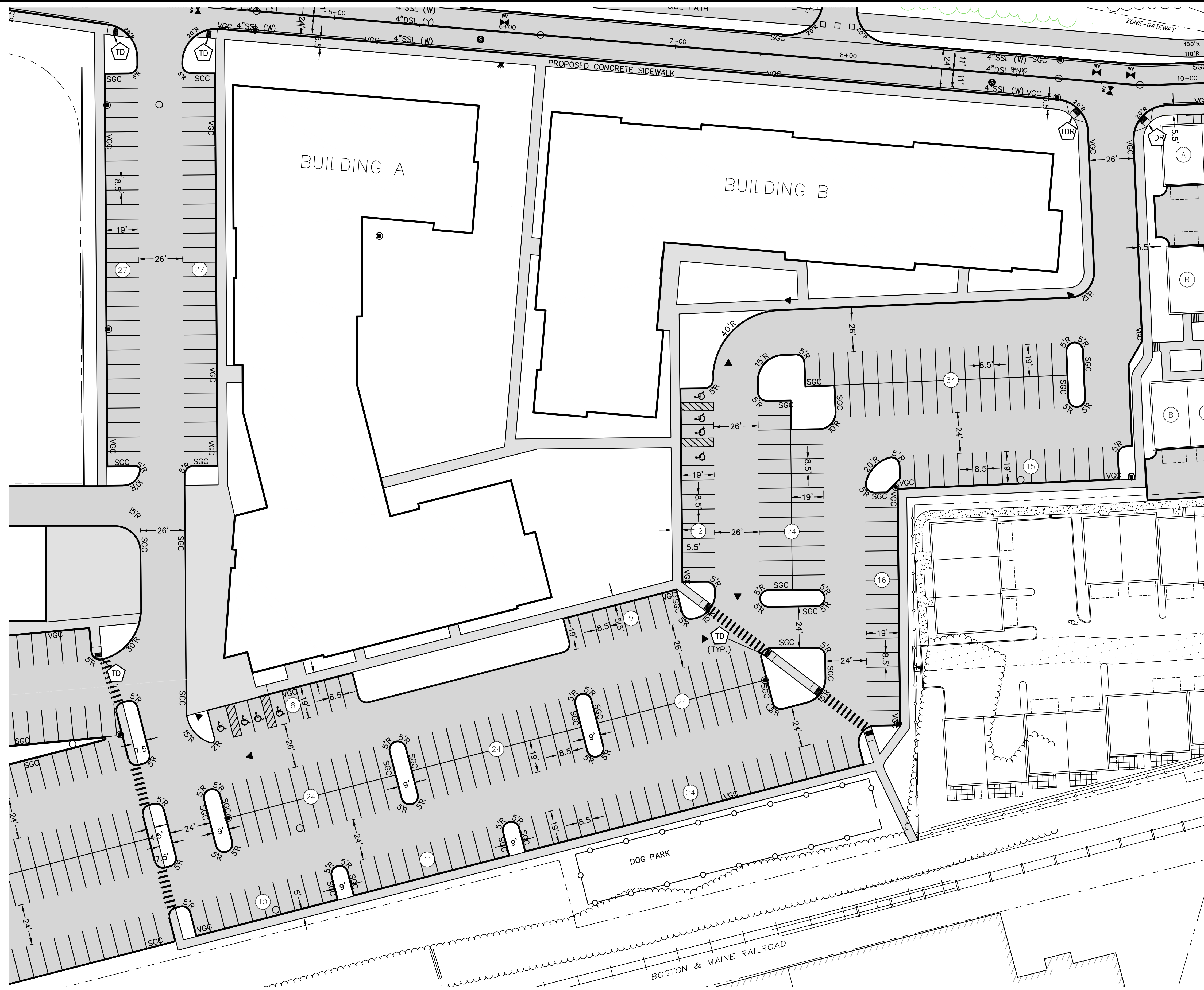
GRAPHIC SCALE

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 SITE PLAN
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 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019
CS-105

SEE SHEET CS-101



SEE SHEET CS-103

- PROPOSED TIPDOWN RAMP W/DETECTABLE WARNING PANEL
- PROPOSED TIPDOWN RAMP W/RADIUS DETECTABLE WARNING PANEL
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED SLOPED GRANITE CURB

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

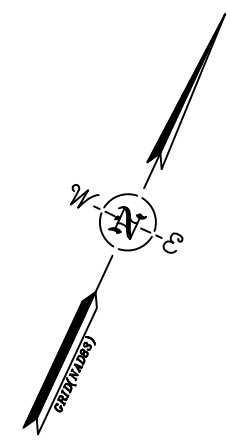
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	VERT.: NGVD29
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	GRAPHIC SCALE

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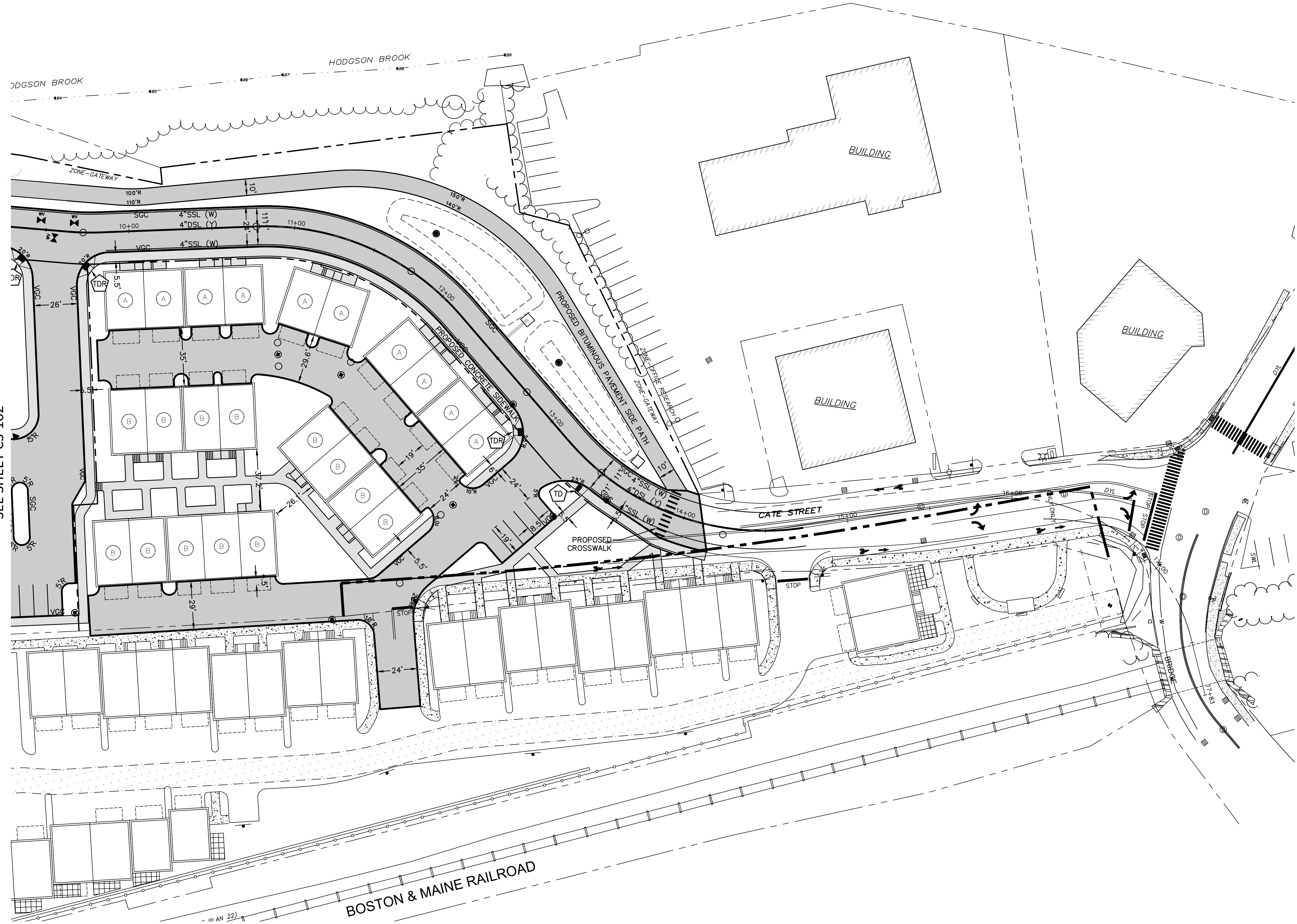
CATE STREET DEVELOPMENT, LLC
 SITE PLAN
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019

CS-106



SEE SHEET CS-102



No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

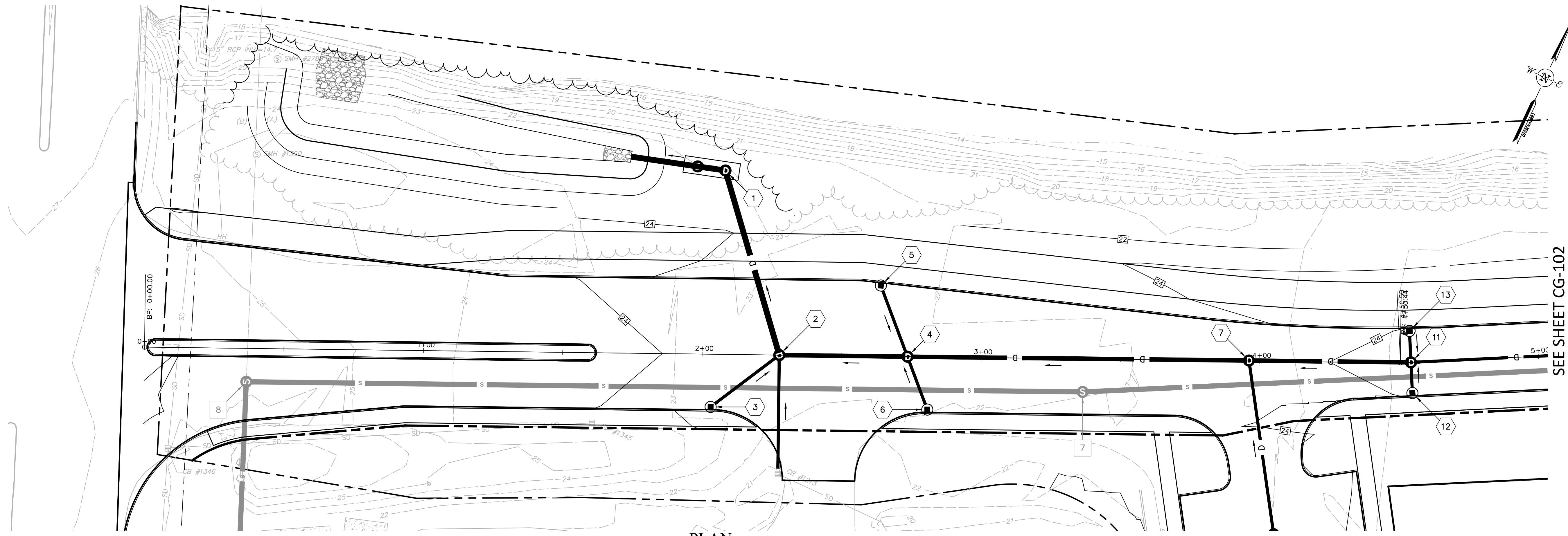
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GRAPHIC SCALE

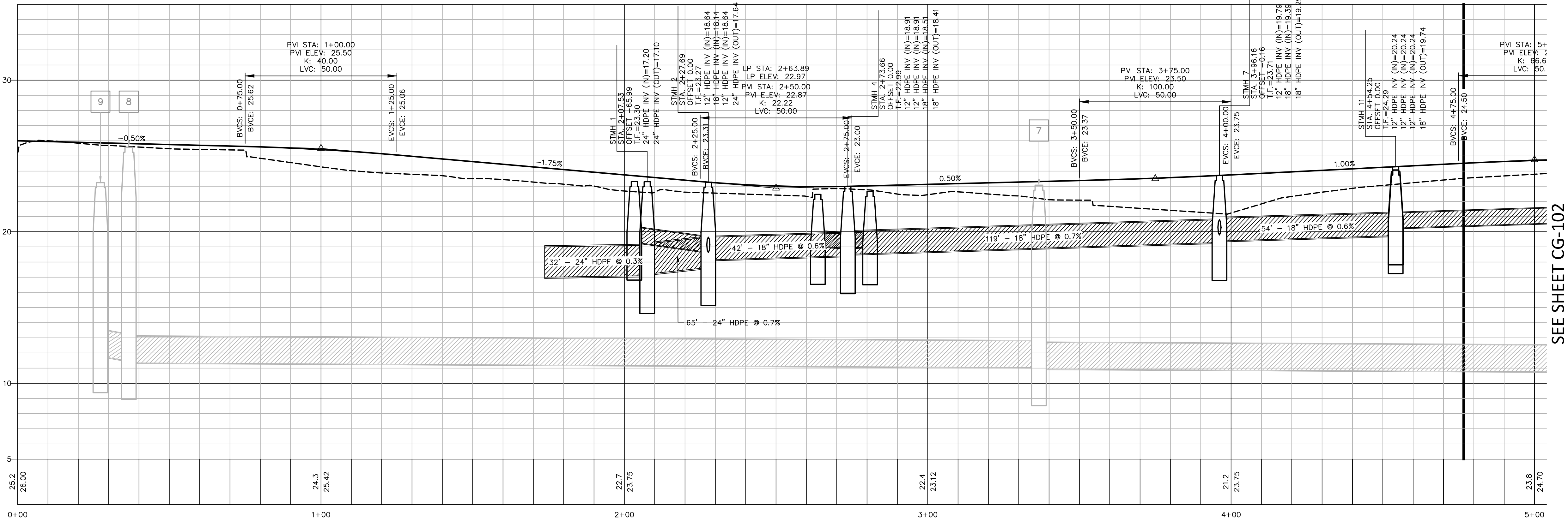
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 SITE PLAN
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PROJ. No.: 20180317.A10
 DATE: 02/05/2019
CS-107



PLAN
 SCALE: 1 INCH = 20 FT.



PROFILE
 HORIZ: 1 INCH = 20 FT.
 VERT: 1 INCH = 4 FT.

SEE SHEET CG-102

SEE SHEET CG-102

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

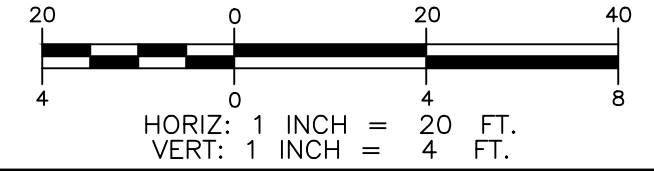
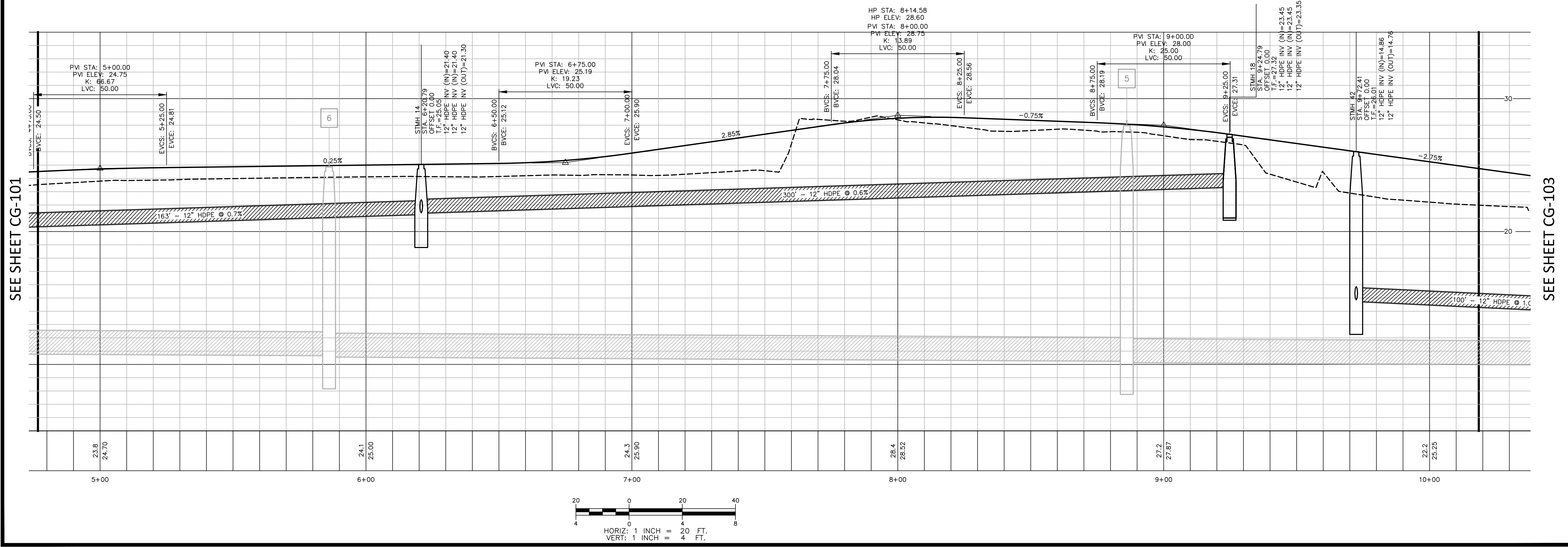
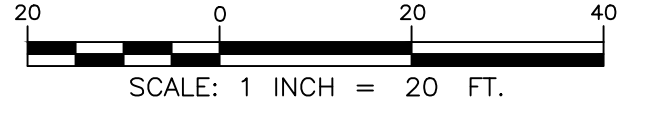
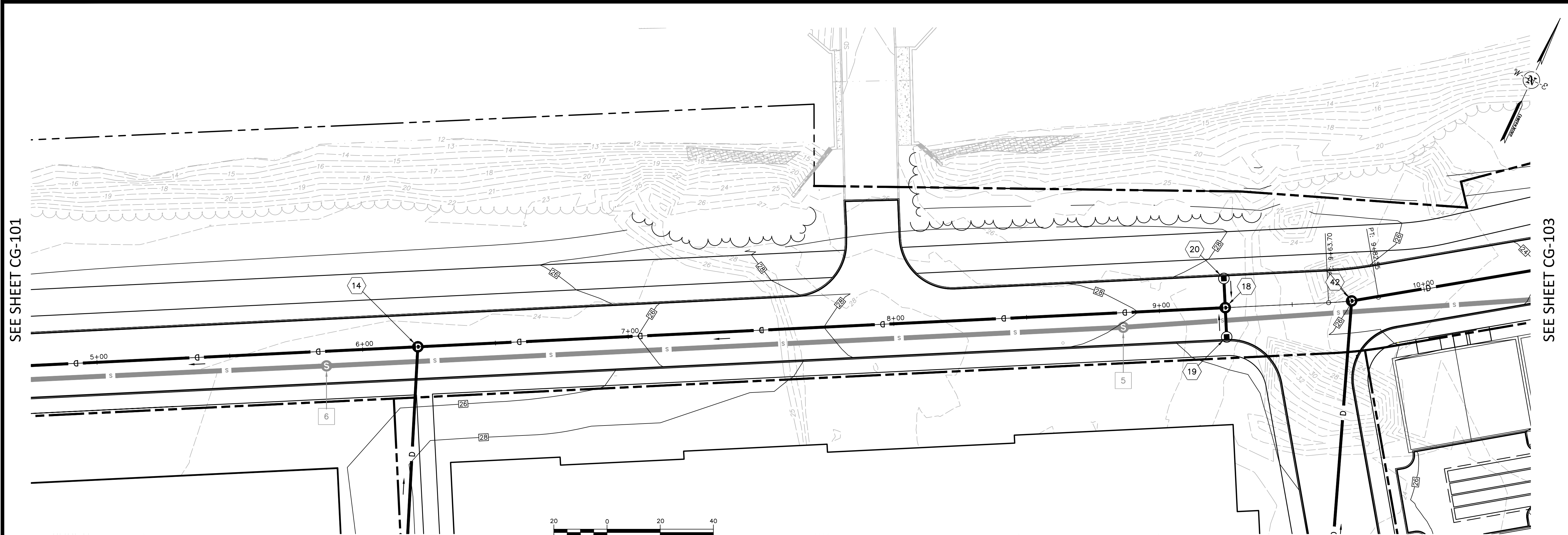
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	VERT:
DATUM:	HORIZ: NAD83
	VERT: NGVD29

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GRADING & DRAINAGE PLAN
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
DATE: 02/05/2019

CG-101



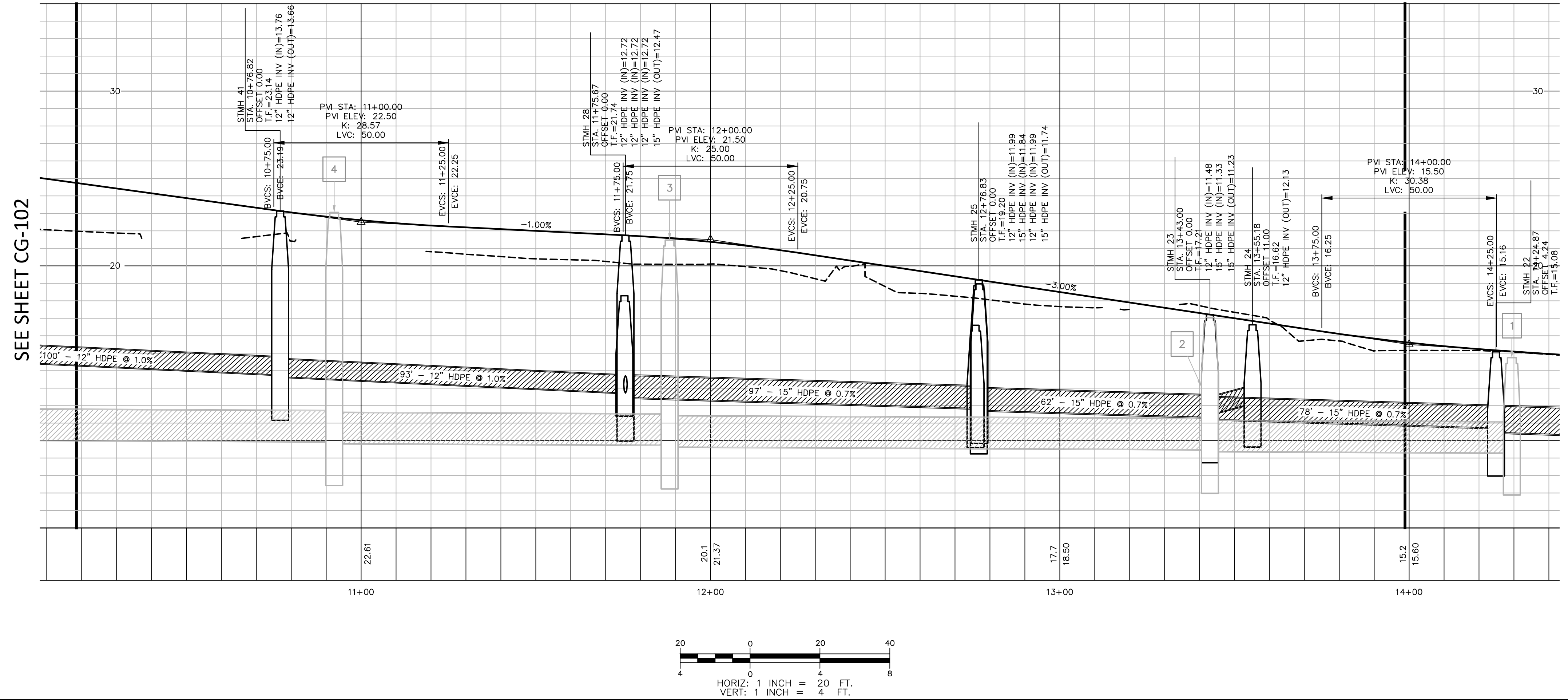
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	VERT: 1" = 4'
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	VERT: NGVD29
	GRAPHIC SCALE

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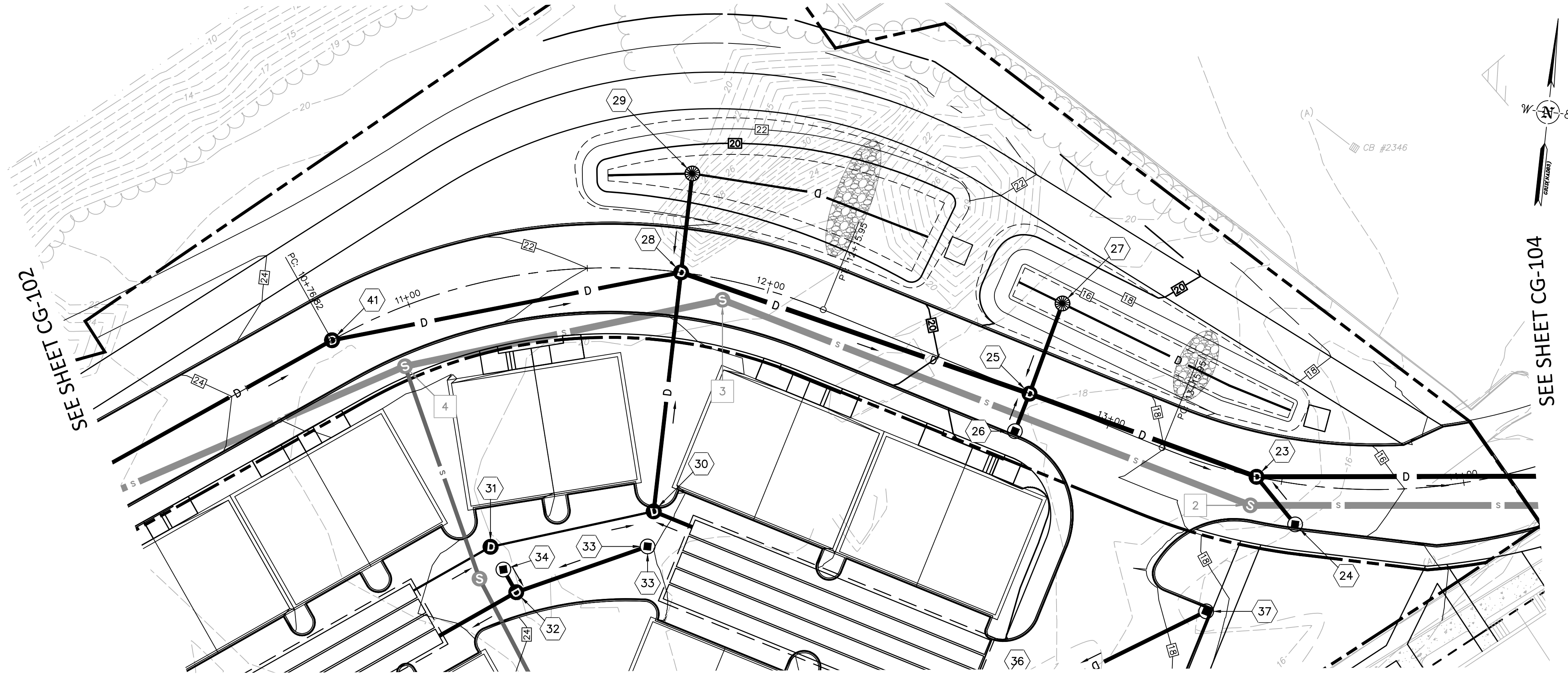
CATE STREET DEVELOPMENT, LLC
GRADING & DRAINAGE PLAN
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019
CG-102



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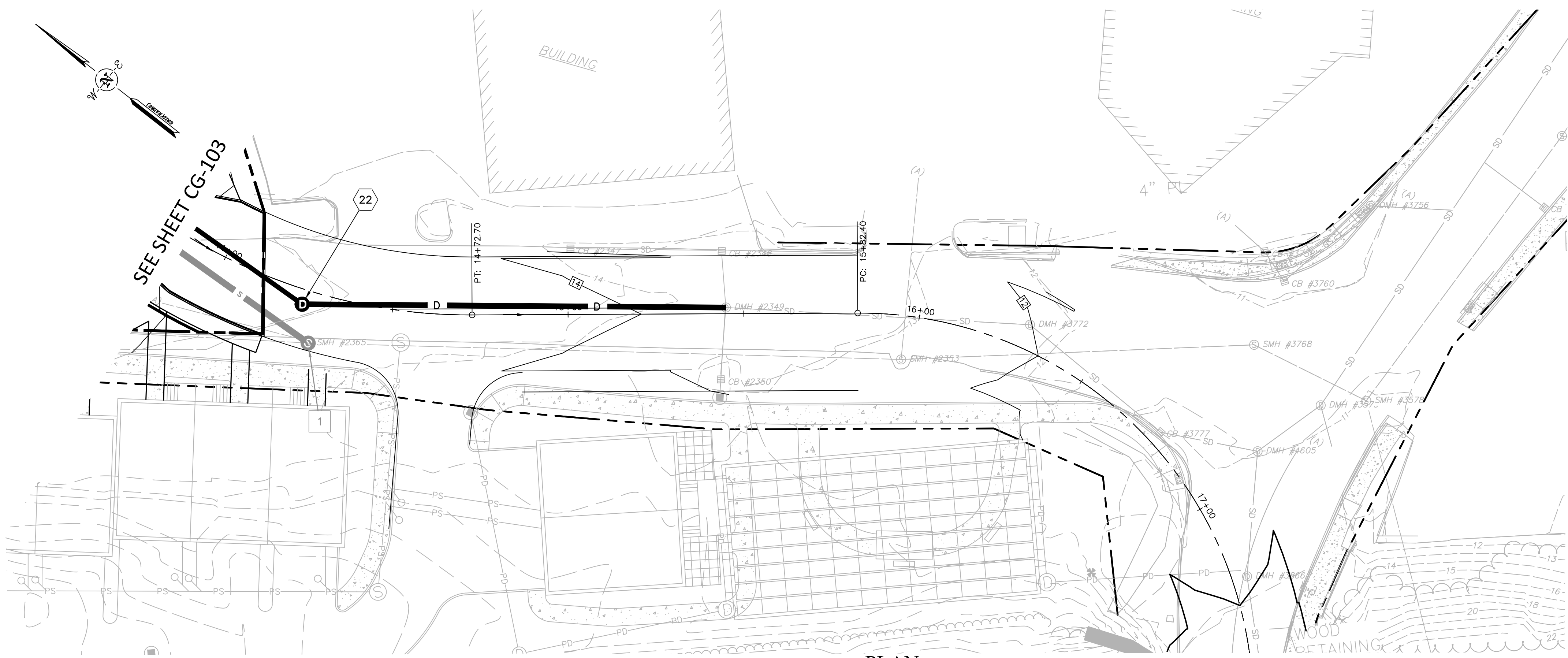
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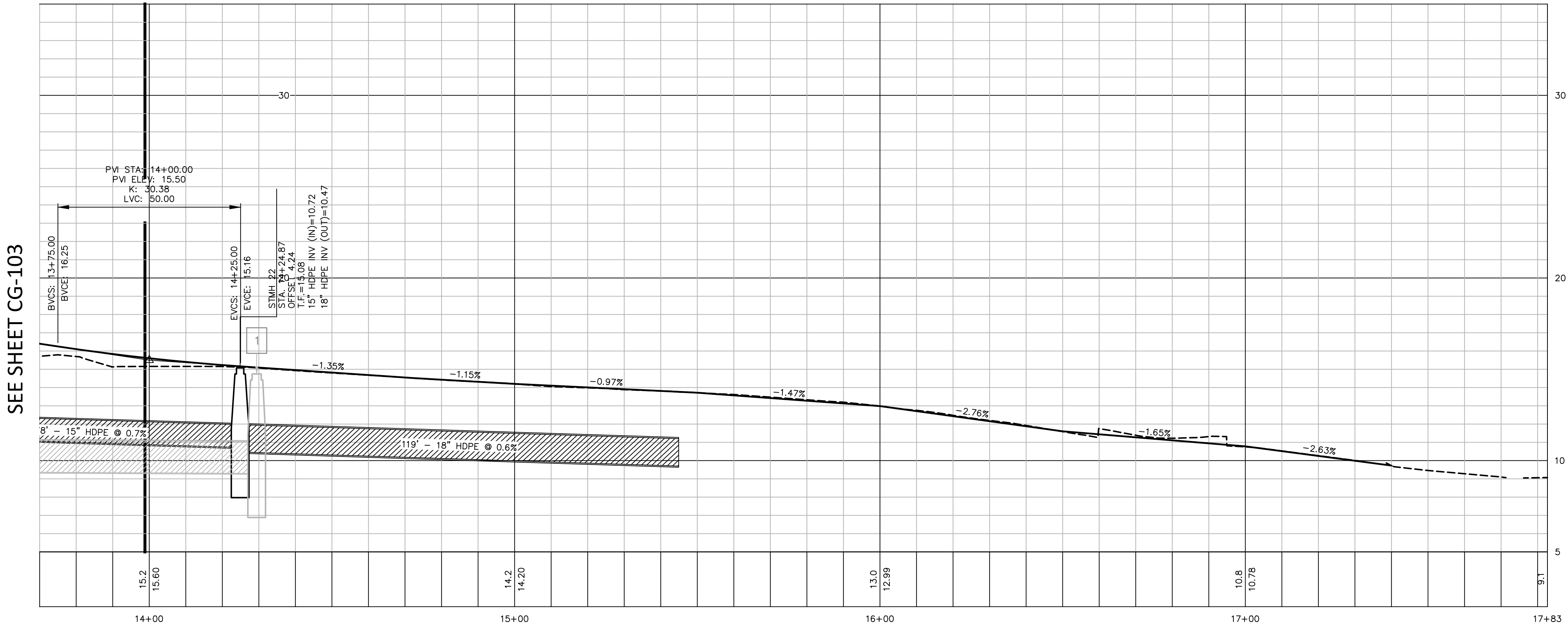
SEE SHEET CG-102

SEE SHEET CG-104

<p>SCALE: HORIZ.: 1" = 20' VERT.: 1" = 4'</p> <p>DATUM: NAD83</p> <p>VERT.: NGVD29</p> <p>GRAPHIC SCALE</p>		<p>No.</p> <p>DATE</p> <p>DESCRIPTION</p> <p>DESIGNER REVIEWER</p>
<p>FUSS & O'NEILL</p> <p>UPPER SQUARE BUSINESS CENTER 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 www.fandoo.com</p>		
<p>CATE STREET DEVELOPMENT, LLC</p> <p>GRADING & DRAINAGE PLAN</p> <p>WEST END YARDS</p> <p>PORTSMOUTH NEW HAMPSHIRE</p>		<p>PROJ. No.: 20180317.A10</p> <p>DATE: 02/05/2019</p> <p>CG-103</p>



PLAN
 SCALE: 1 INCH = 20 FT.



PROFILE
 HORIZ: 1 INCH = 20 FT.
 VERT: 1 INCH = 4 FT.

No.	DATE	DESCRIPTION	DESIGNER REVIEWER

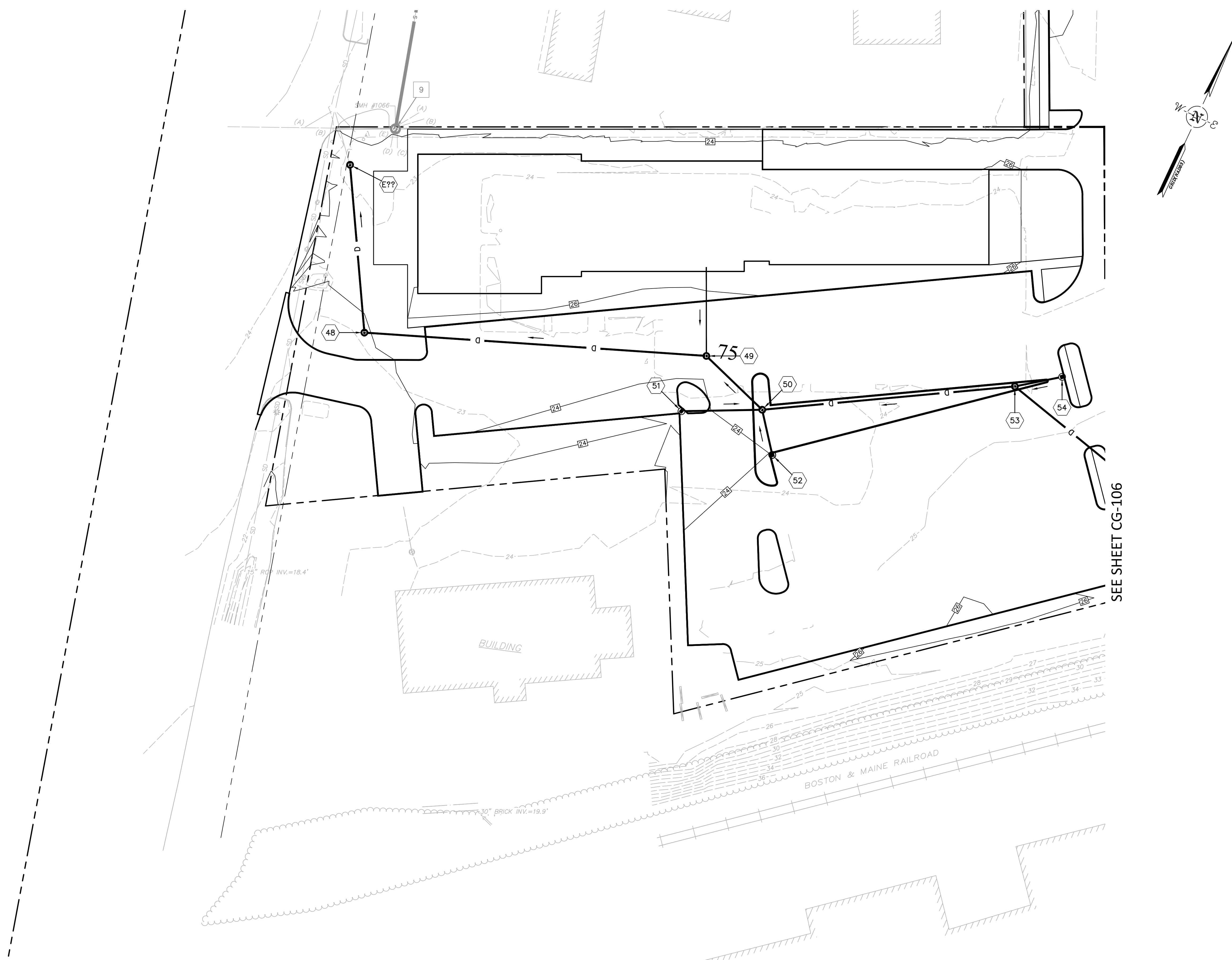
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 GRAPHIC SCALE

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GRADING & DRAINAGE PLAN
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

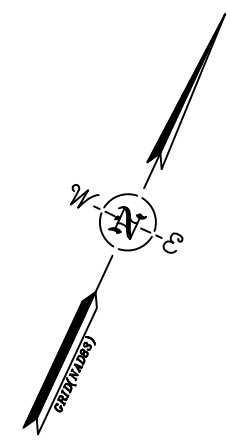
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 DATE: 02/05/2019

CG-104

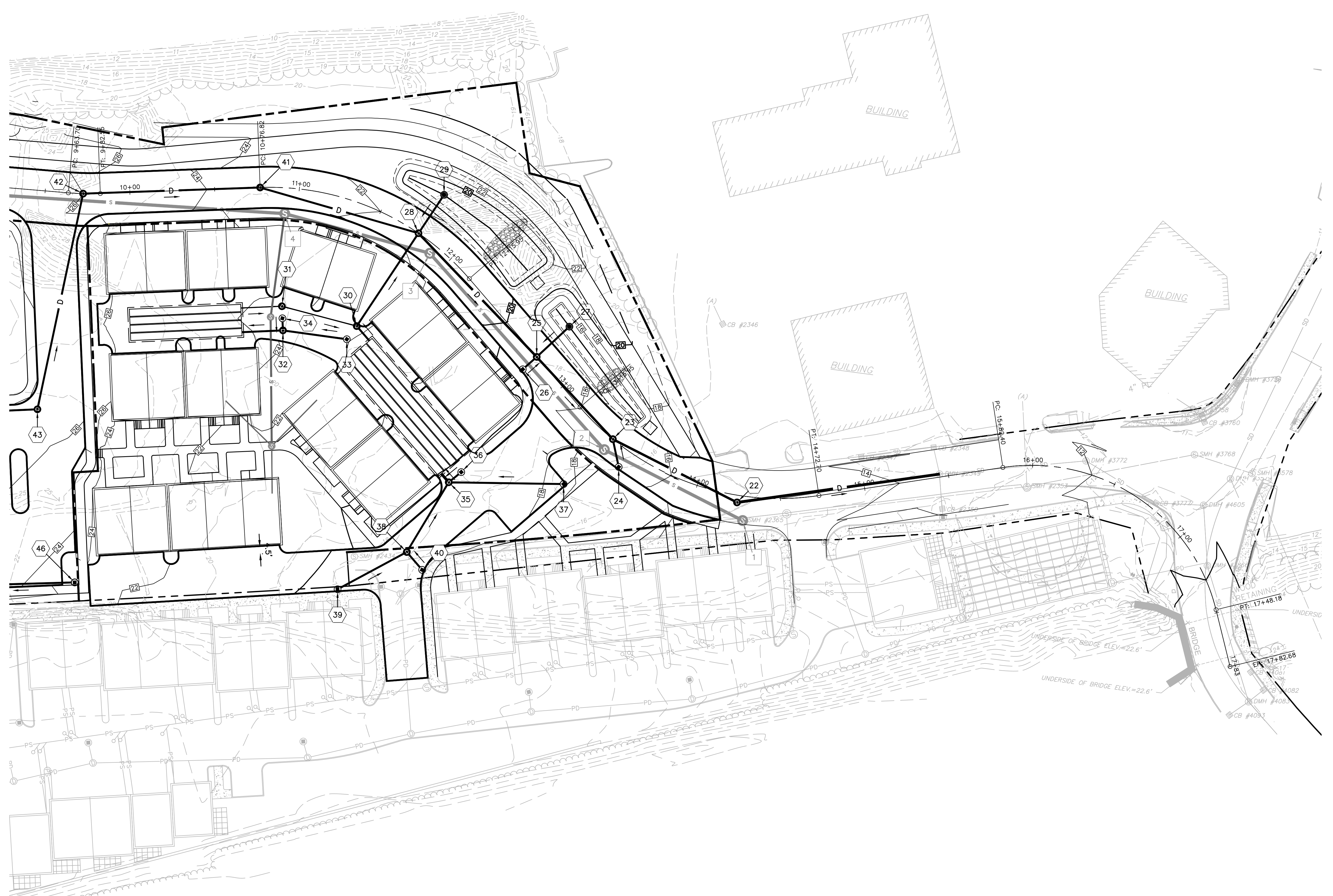


<p>PROJ. No.: 20180317.A10 DATE: 02/05/2019</p>		<p>CATE STREET DEVELOPMENT, LLC GRADING & DRAINAGE PLAN WEST END YARDS PORTSMOUTH NEW HAMPSHIRE</p>		<p>FUSS & O'NEILL UPPER SQUARE BUSINESS CENTER 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 www.fandoc.com</p>		<p>SCALE: HORIZ.: 1"=30' VERT.: 1"=30' DATUM: NAD83 HORIZ.: NAD83 VERT.: NGVD29 30 15 0 30 GRAPHIC SCALE</p>		<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DESIGNER/REVIEWER</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		No.	DATE	DESCRIPTION	DESIGNER/REVIEWER																												
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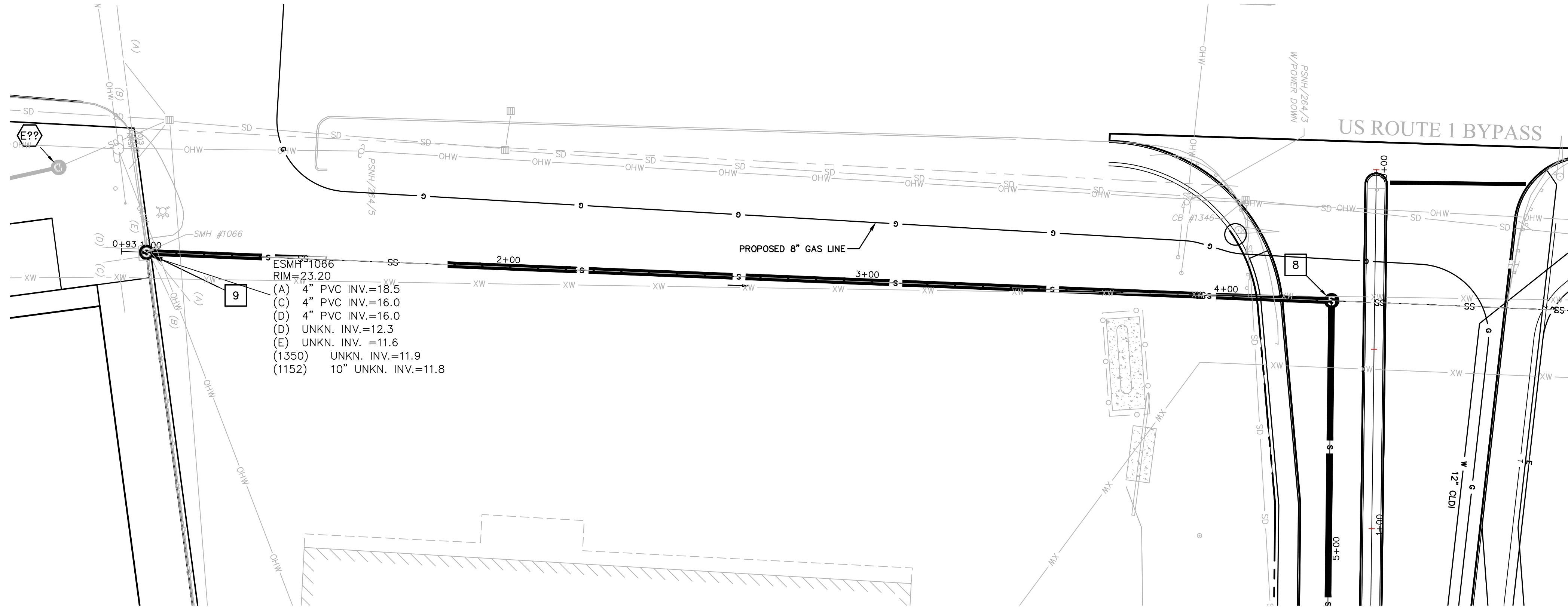
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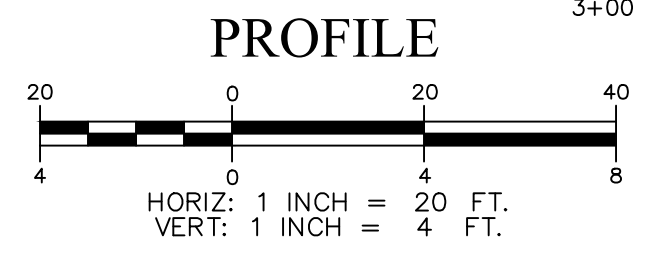
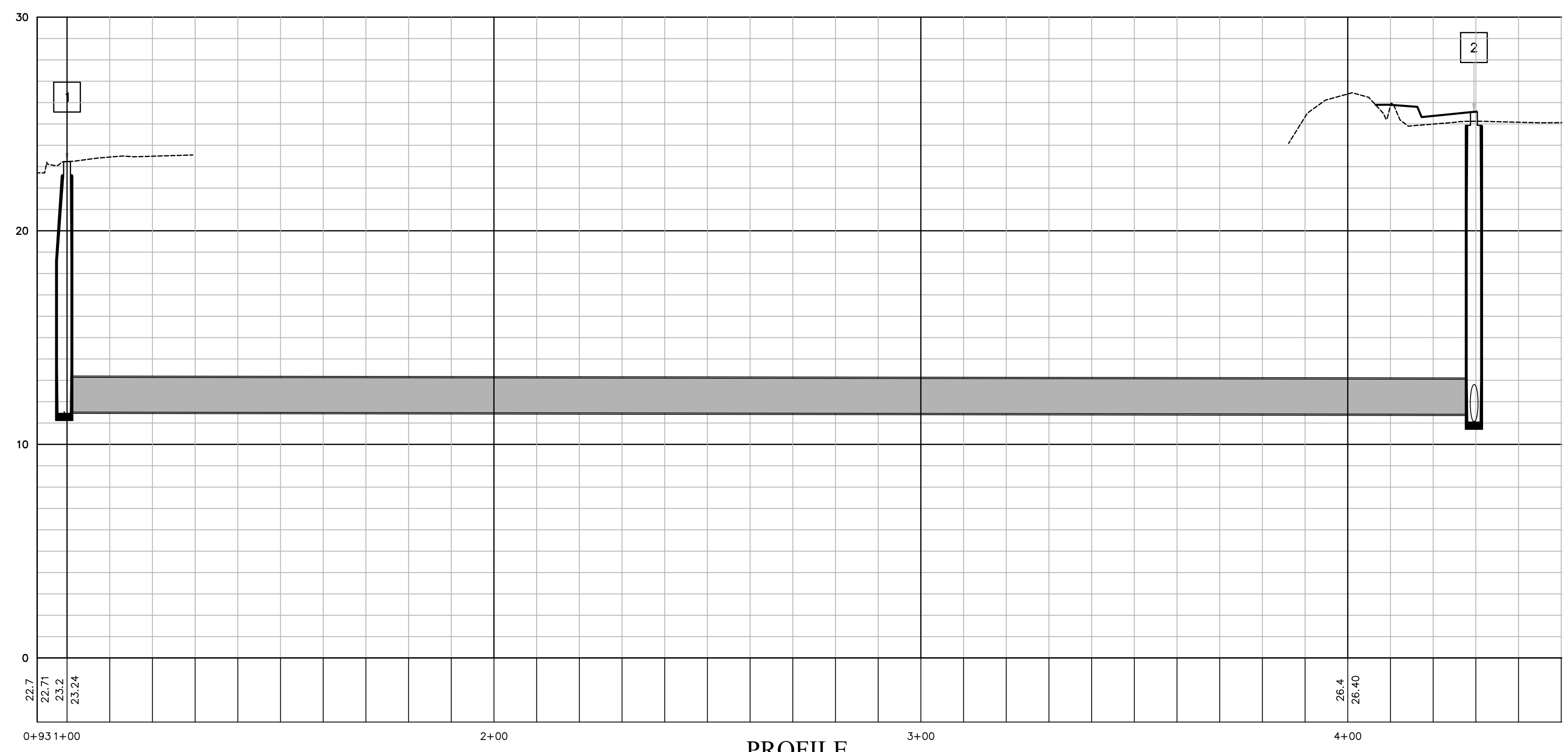
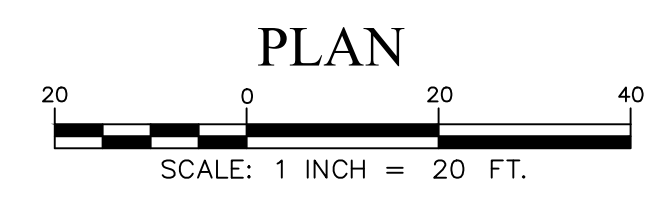
SEE SHEET CG-106



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CATE STREET DEVELOPMENT, LLC GRADING & DRAINAGE PLAN WEST END YARDS PORTSMOUTH NEW HAMPSHIRE	SCALE: HORZ.: 1"=30' VERT.: 1"=30' DATUM: HORZ.: NAD83 VERT.: NGVD29 GRAPHIC SCALE												
PROJ. No.: 20180317.A10 DATE: 02/05/2019	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 75%;">DESCRIPTION</th> <th style="width: 20%;">DATE</th> <th style="width: 10%;">DESIGNER/REVIEWER</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DESCRIPTION	DATE	DESIGNER/REVIEWER								
No.	DESCRIPTION	DATE	DESIGNER/REVIEWER										
CG-107													



- ESMH #1066
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 (A) 4" PVC INV.=18.5
 (C) 4" PVC INV.=16.0
 (D) 4" PVC INV.=16.0
 (D) UNKN. INV.=12.3
 (E) UNKN. INV.=11.6
 (1350) UNKN. INV.=11.9
 (1152) 10" UNKN. INV.=11.8



SEE SHEET CU-101

SEE SHEET CU-101

No.	DATE	DESCRIPTION	DESIGNER REVIEWER

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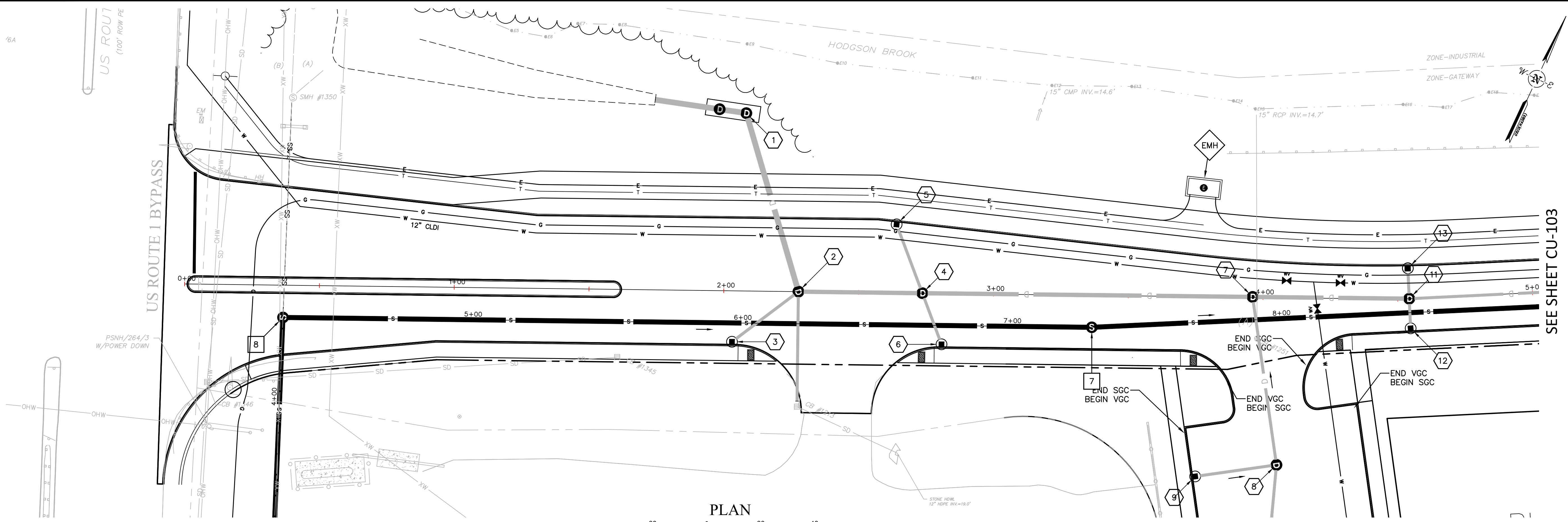
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VERT:	
HORIZ:	NAD83
VERT:	NGVD29
DATUM:	

GRAPHIC SCALE

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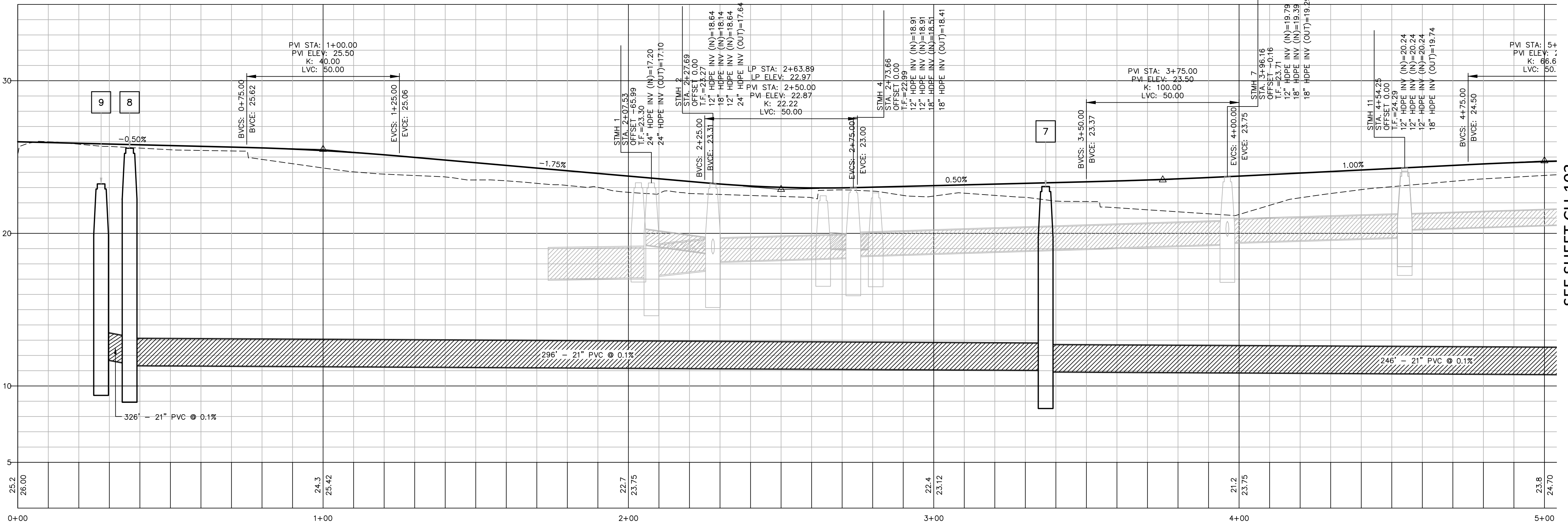
CATE STREET DEVELOPMENT, LLC
 UTILITY PLAN & PROFILE
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019
CU-101



PLAN
 SCALE: 1 INCH = 20 FT.

- EMH SWITCH GEAR & ELECTRICAL MANHOLE
- ## SEWER MANHOLE LABEL
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT
- PROPOSED GATE VALVE



PROFILE
 HORIZ: 1 INCH = 20 FT.
 VERT: 1 INCH = 4 FT.

SEE SHEET CU-101

SEE SHEET CU-103

SEE SHEET CU-103

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

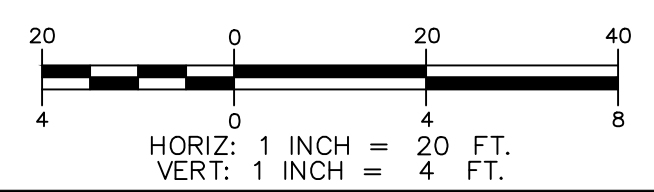
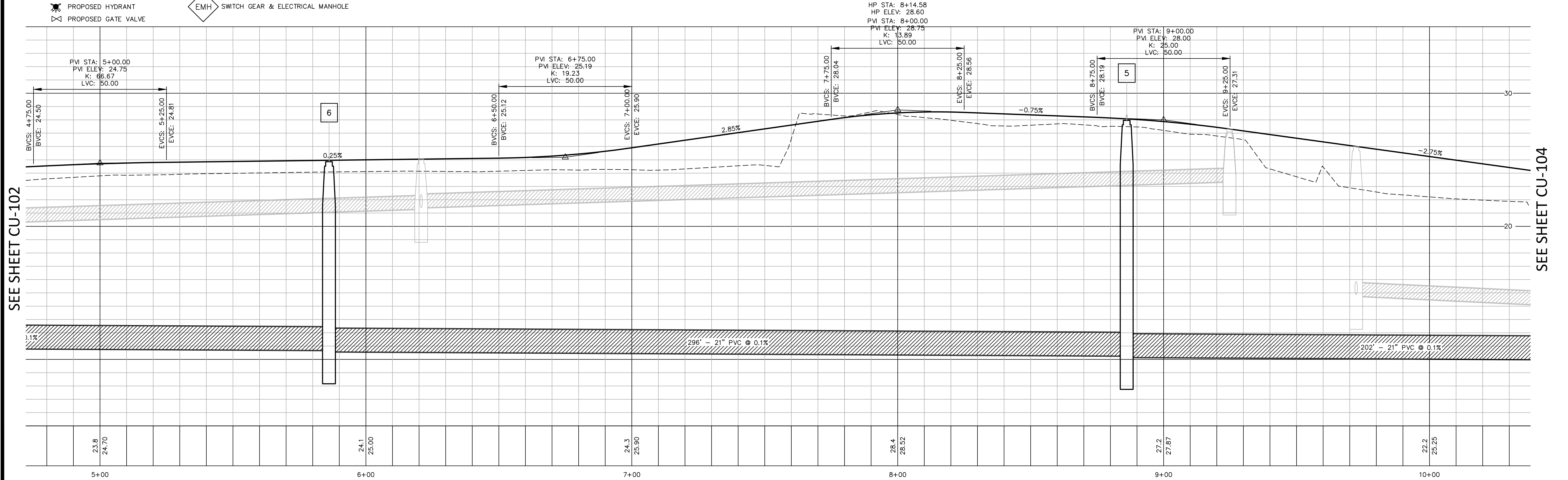
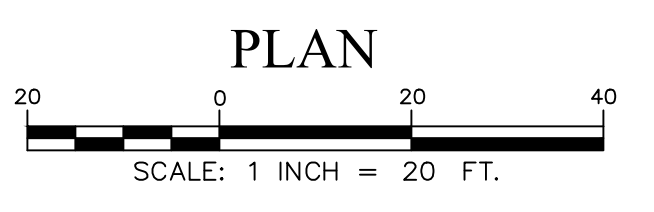
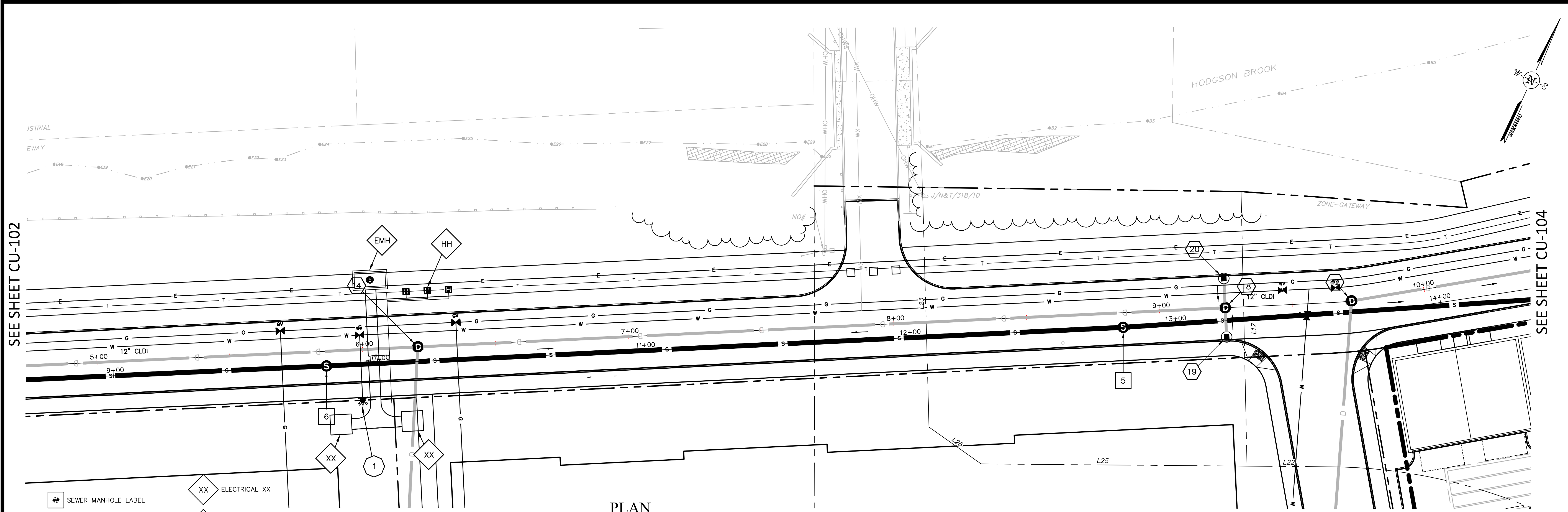
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DATUM:	HORIZ: NAD83
	VERT: NGVD29
	GRAPHIC SCALE

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CATE STREET DEVELOPMENT, LLC
UTILITY PLAN & PROFILE
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019

CU-102



SEE SHEET CU-102

SEE SHEET CU-104

SEE SHEET CU-102

SEE SHEET CU-104

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

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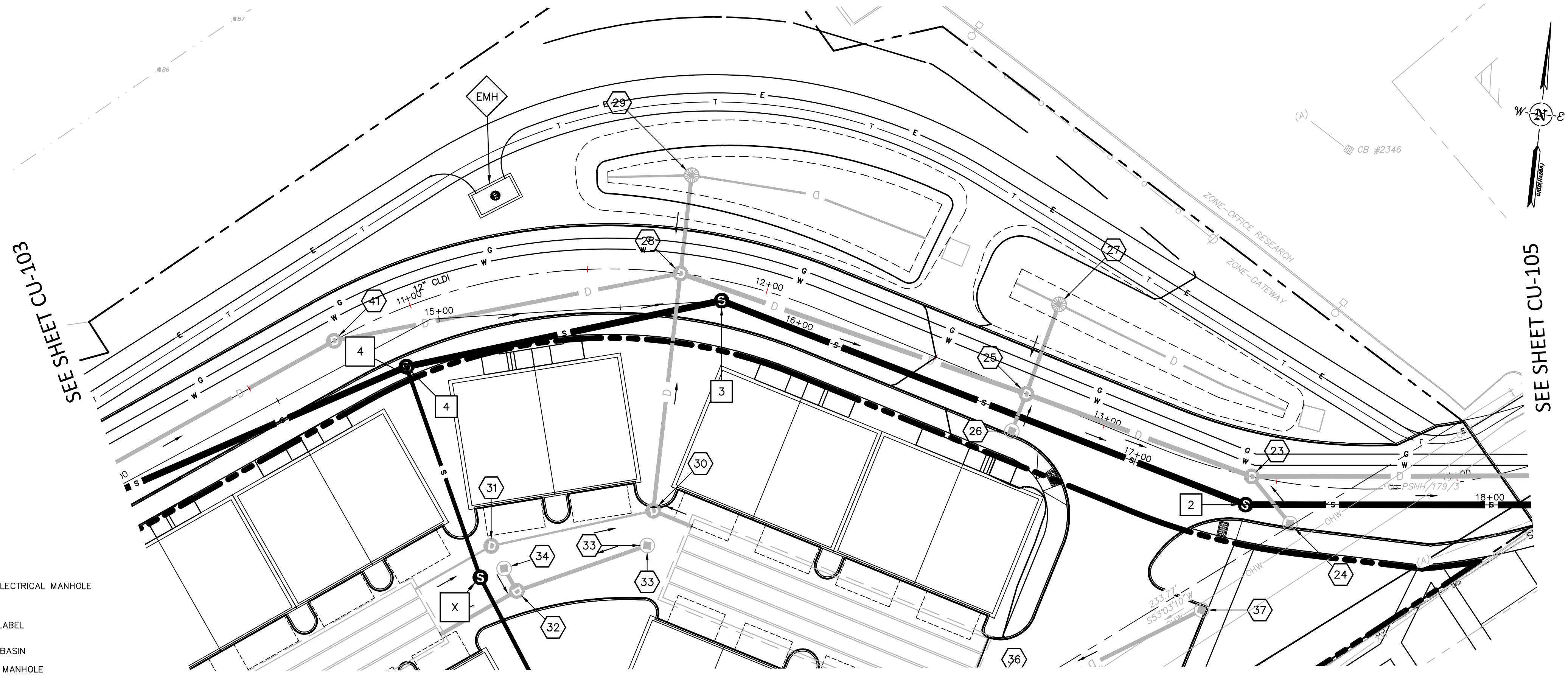
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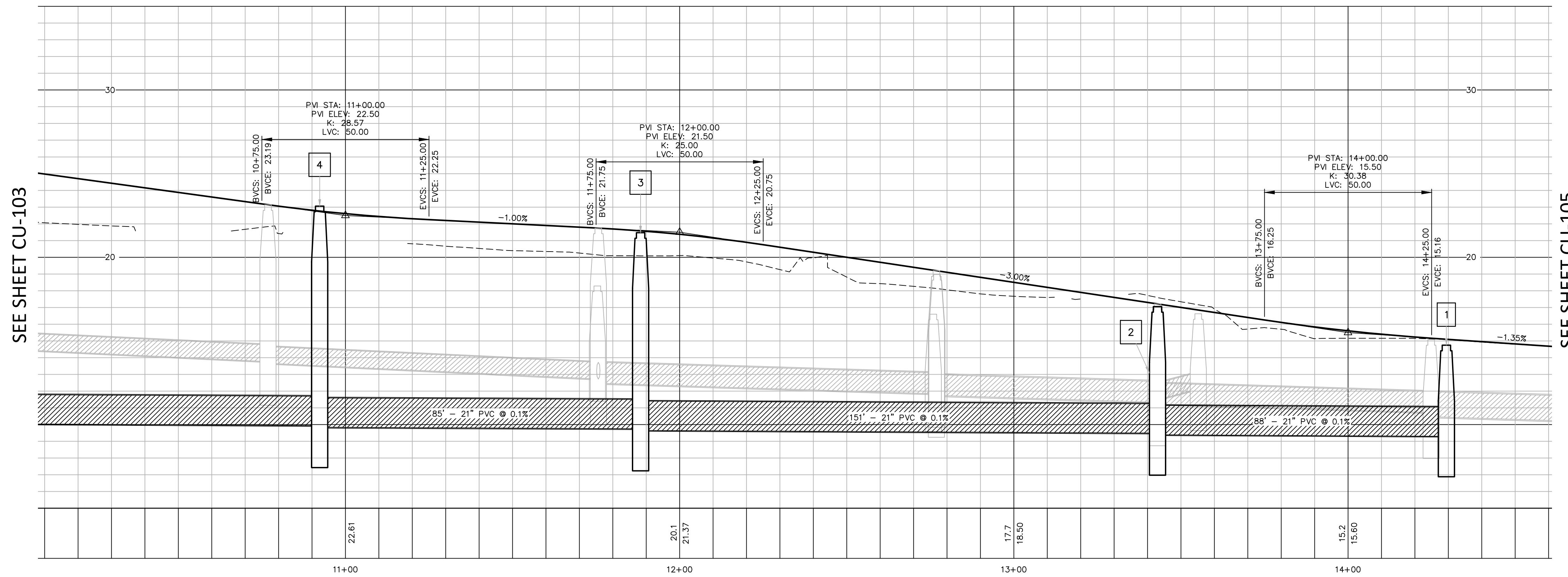
PROJ. No.: 20180317.A10
 DATE: 02/05/2019

CU-103

- EMH SWITCH GEAR & ELECTRICAL MANHOLE
- ## SEWER MANHOLE LABEL
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT
- PROPOSED GATE VALVE



PLAN
 SCALE: 1 INCH = 20 FT.



PROFILE
 HORIZ: 1 INCH = 20 FT.
 VERT: 1 INCH = 4 FT.

SEE SHEET CU-103

SEE SHEET CU-105

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

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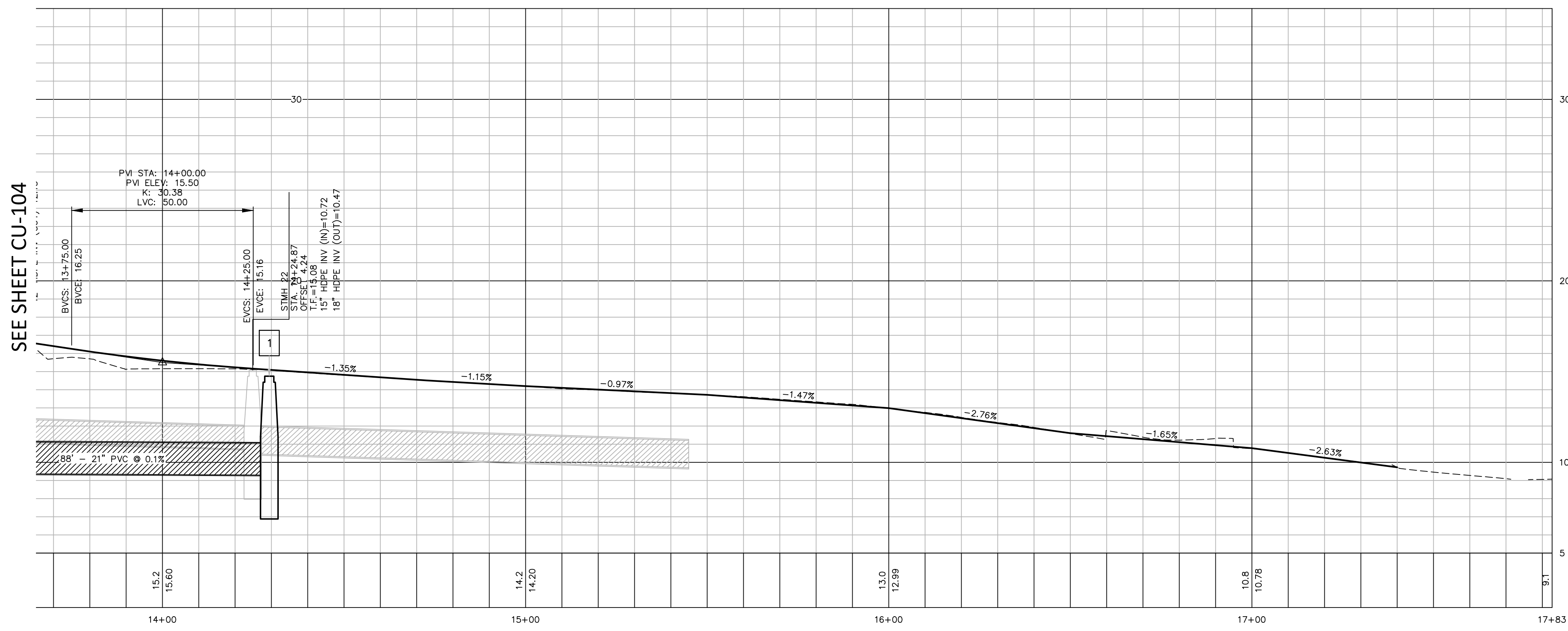
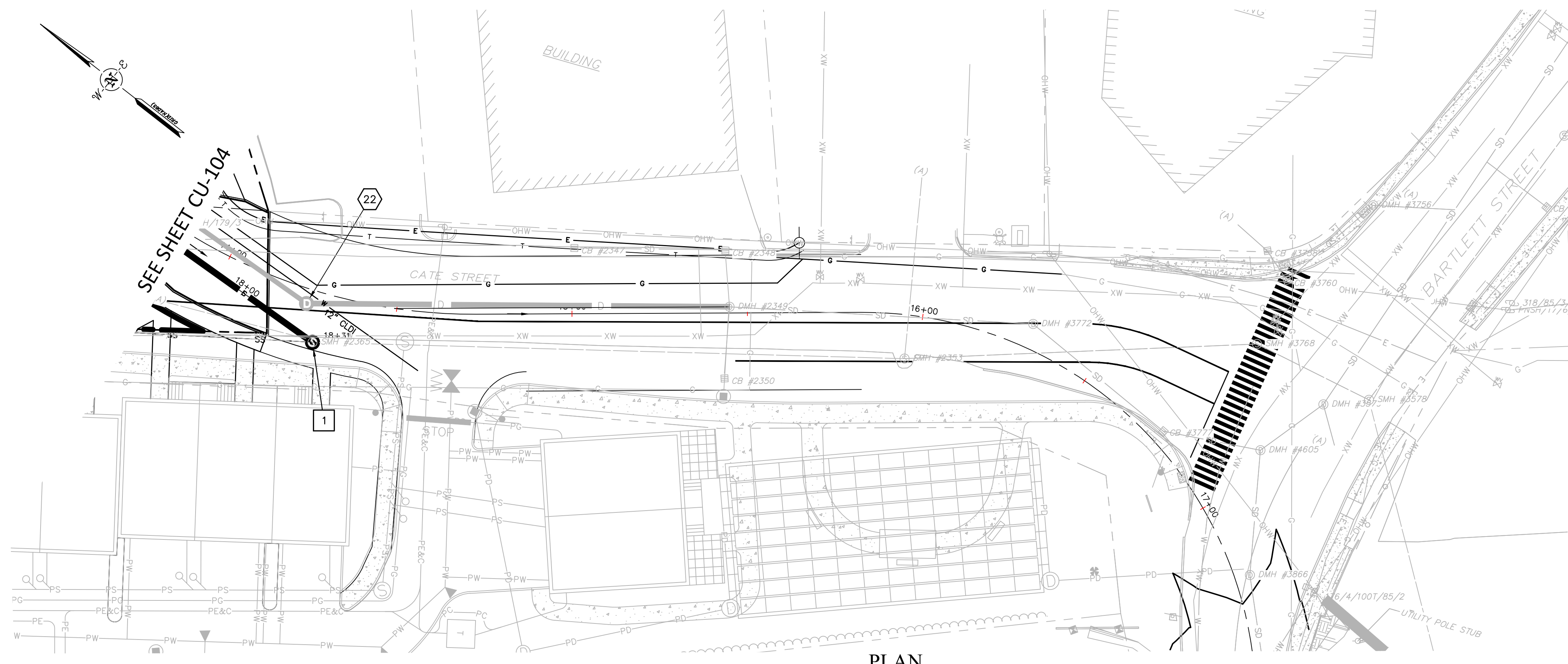
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GATE STREET DEVELOPMENT, LLC
 UTILITY PLAN & PROFILE
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019

CU-104

- EMH SWITCH GEAR & ELECTRICAL MANHOLE
- SEWER MANHOLE LABEL
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED HYDRANT
- PROPOSED GATE VALVE



No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

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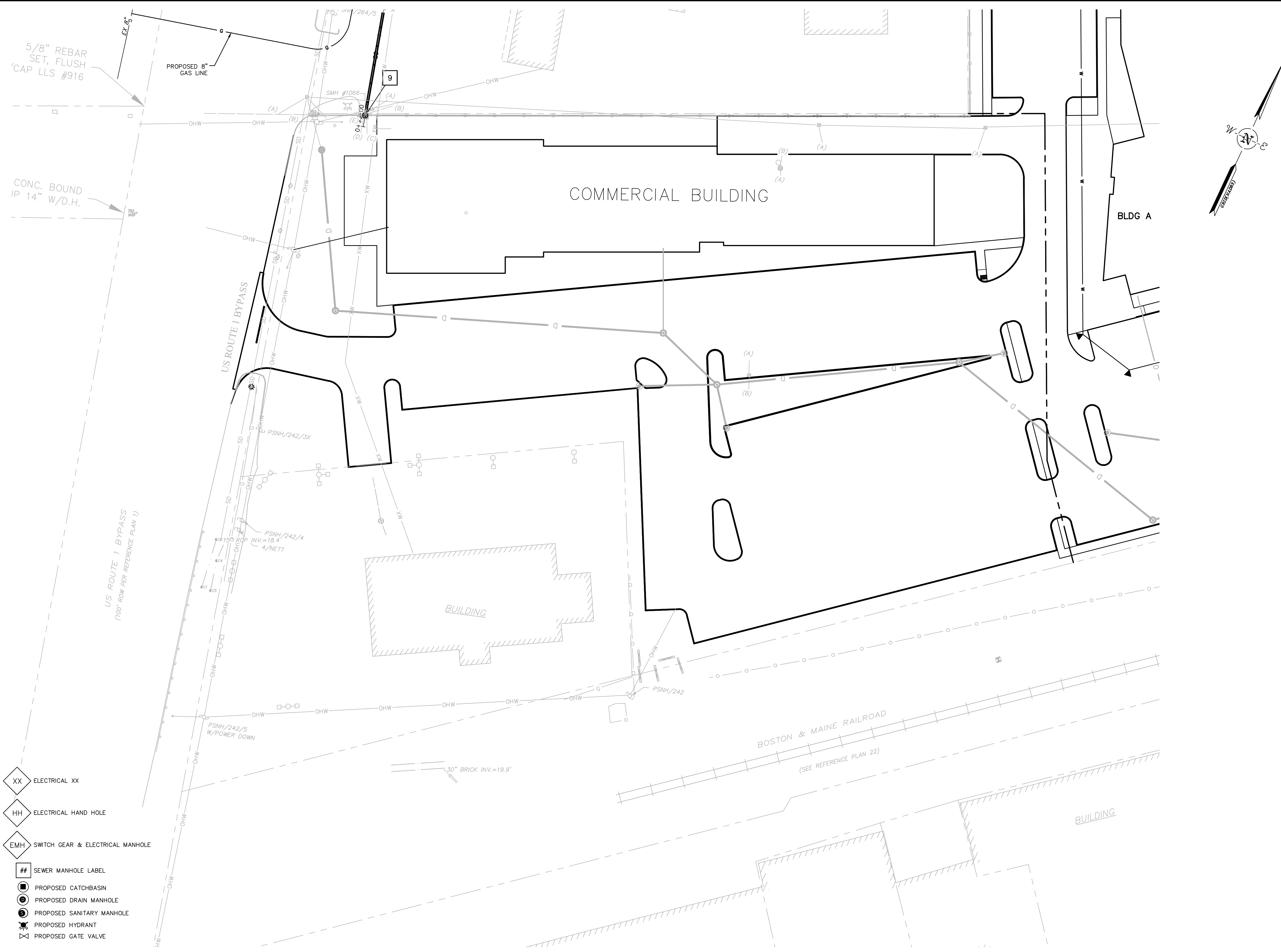
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CU-105



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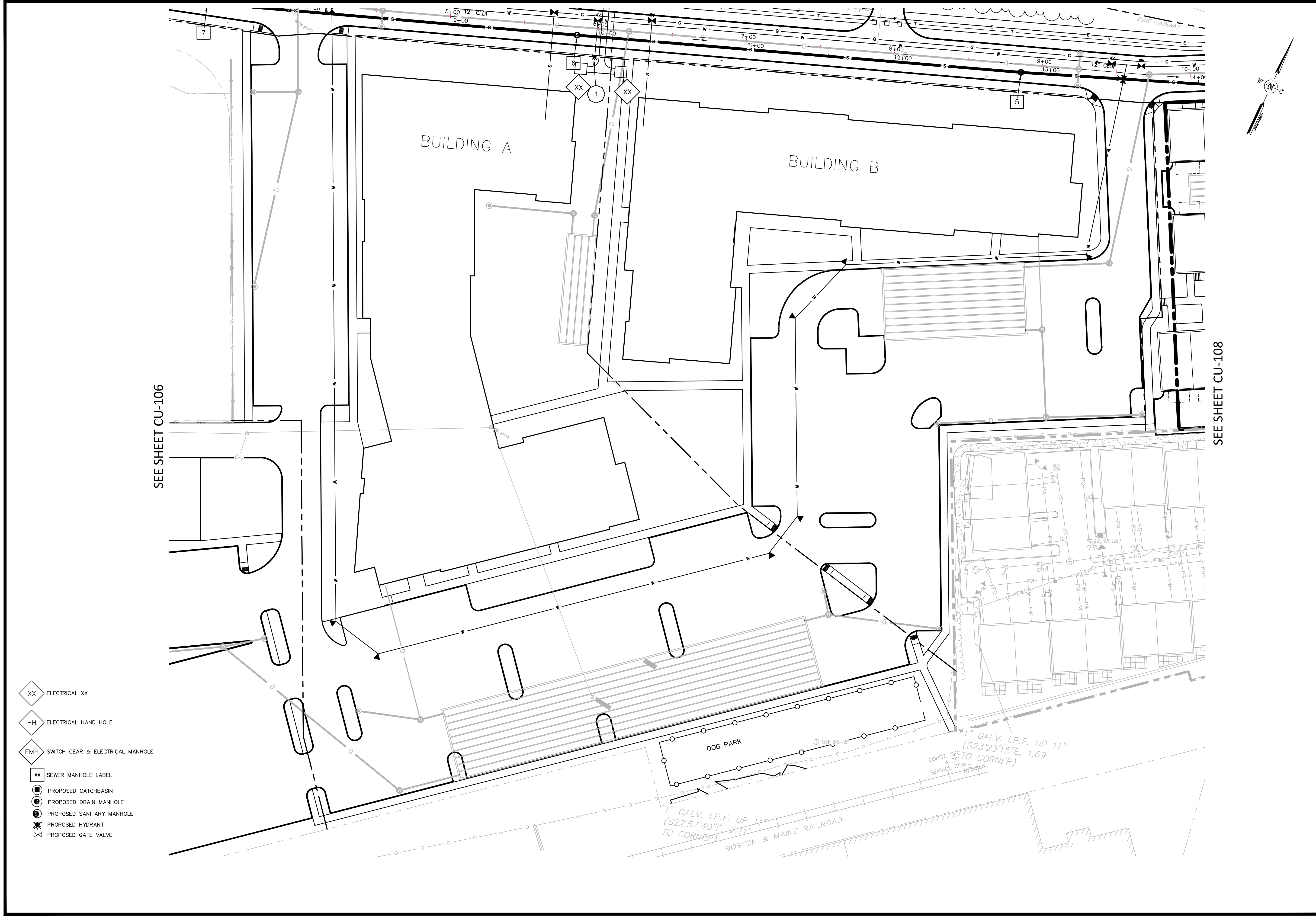
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 VERT.: NGVD29

GRAPHIC SCALE

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PROJ. No.: 20180317.A10
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CU-106



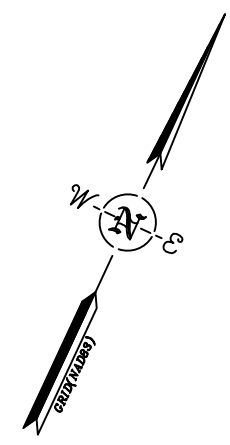
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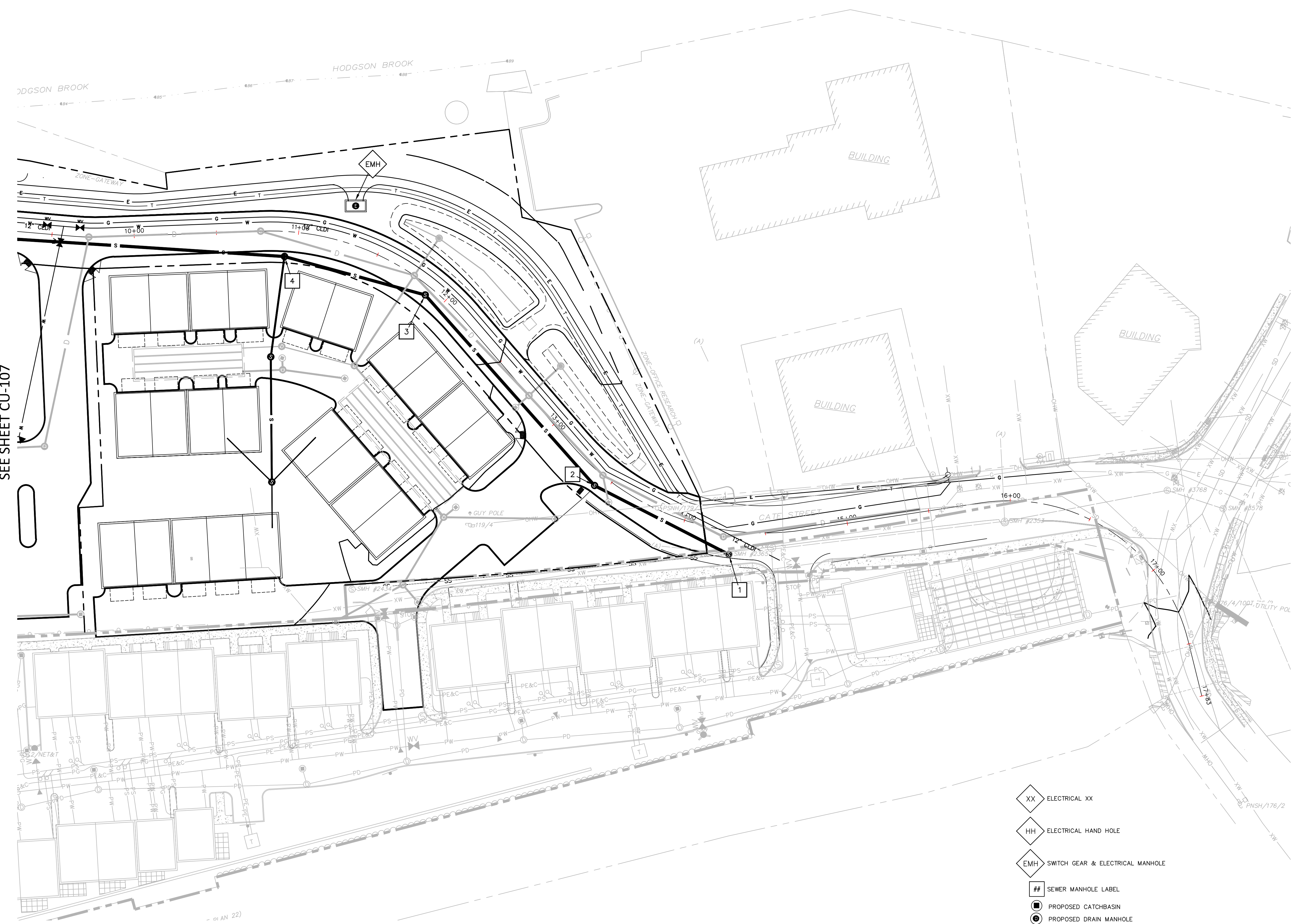
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 UTILITY PLAN
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019
CU-107



SEE SHEET CU-107



- XX ELECTRICAL XX
- HH ELECTRICAL HAND HOLE
- EMH SWITCH GEAR & ELECTRICAL MANHOLE
- ## SEWER MANHOLE LABEL
- PROPOSED CATCHBASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED SANITARY MANHOLE
- ⊕ PROPOSED HYDRANT
- ⊗ PROPOSED GATE VALVE

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

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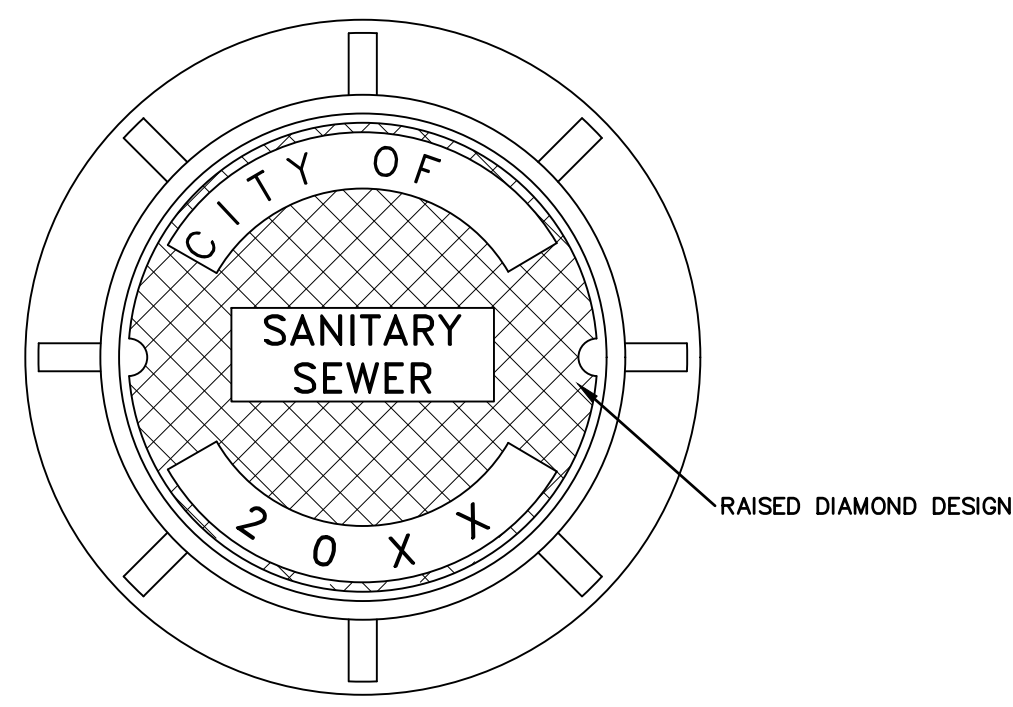
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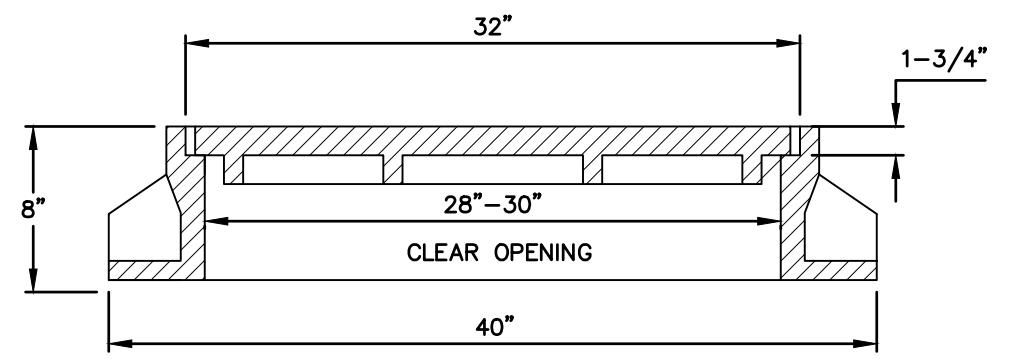
CATE STREET DEVELOPMENT, LLC
 UTILITY PLAN
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019

CU-108



PLAN



SECTION

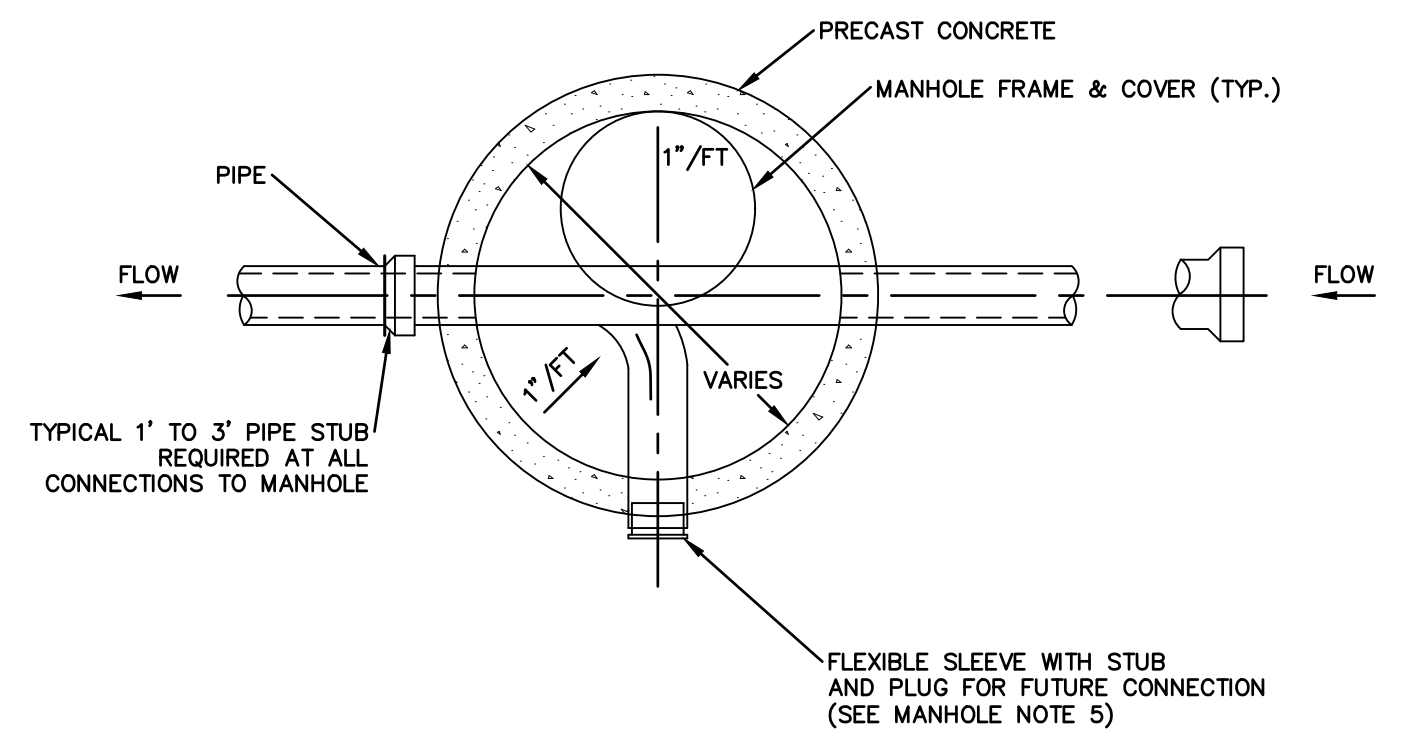
STANDARD SANITARY MANHOLE FRAME & COVER
SCALE: N.T.S.

MANHOLE NOTES

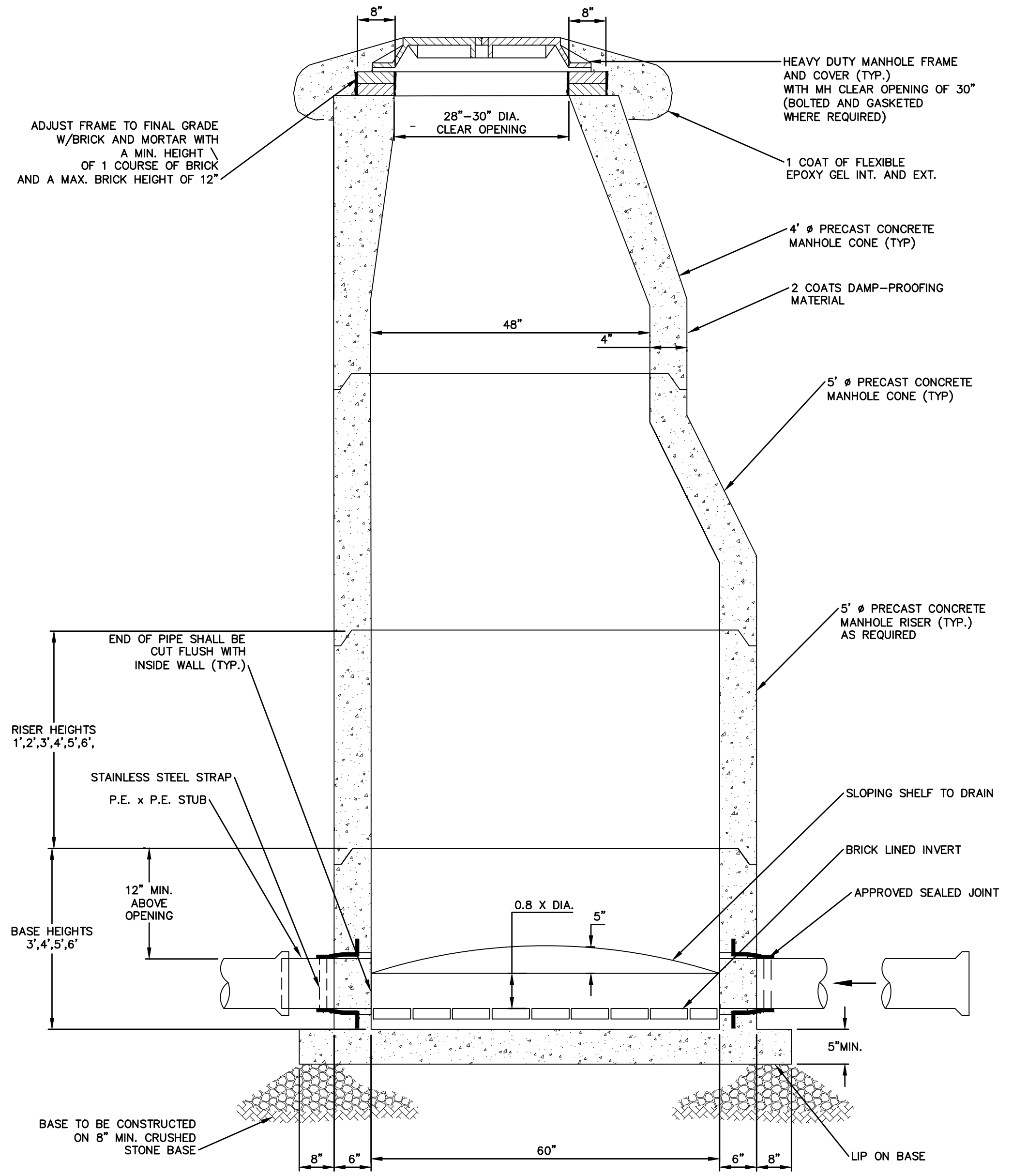
1. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALL OF STRUCTURE.
2. MANHOLES SHALL BE PLACED ON 8" MINIMUM CRUSHED STONE BASE.
3. MORTAR IN LIFTING HOLES AFTER INSTALLING RUBBER PLUGS.
4. MANHOLES SHALL RECEIVE A BITUMINOUS DAMP-PROOFING PRIOR TO DELIVERY TO THE SITE.
5. PROVIDE WATERTIGHT STUB AND FLEXIBLE SLEEVE AS NOTED ON THE DRAWING OR AS DIRECTED BY THE ENGINEER.
6. PIPE TO MANHOLE JOINTS SHALL BE SEALED WATERTIGHT BY USE OF PRE-MOLDED ELASTOMERIC SEALED JOINTS CAST INTO CONCRETE MANHOLE BASE AND SHALL CONFORM TO ASTM C 443 AND ASTM C 923M.
7. MANHOLE FRAME AND COVERS SHALL BE OF THE TYPE INDICATED BELOW OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED.

LOCATION	TYPE
GUTTERS, LOW LYING, WET UNPAVED AREAS	BOLTED & GASKETED (BOLTS SHALL BE 1/2" STAINLESS STEEL.)
NORMALLY DRY UNPAVED AND PAVED AREAS	STANDARD
8. THE COVER SHALL HAVE THE WORDS "SANITARY SEWER", "CONFINED SPACE PERMIT REQUIRED" CAST INTO THE COVER IN 2" LETTERS.
9. MANHOLE STEPS SHALL BE STEEL REINFORCED POLYPROPYLENE OR ALUMINUM.
10. WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE INCOMING SEWER AND THE MANHOLE INVERT IS 24" OR LESS, THE INVERT SHALL BE FILLETED.
11. PAYMENT DEPTHS ARE MEASURED FROM TOP OF CONE TO INVERT OF STRUCTURE.

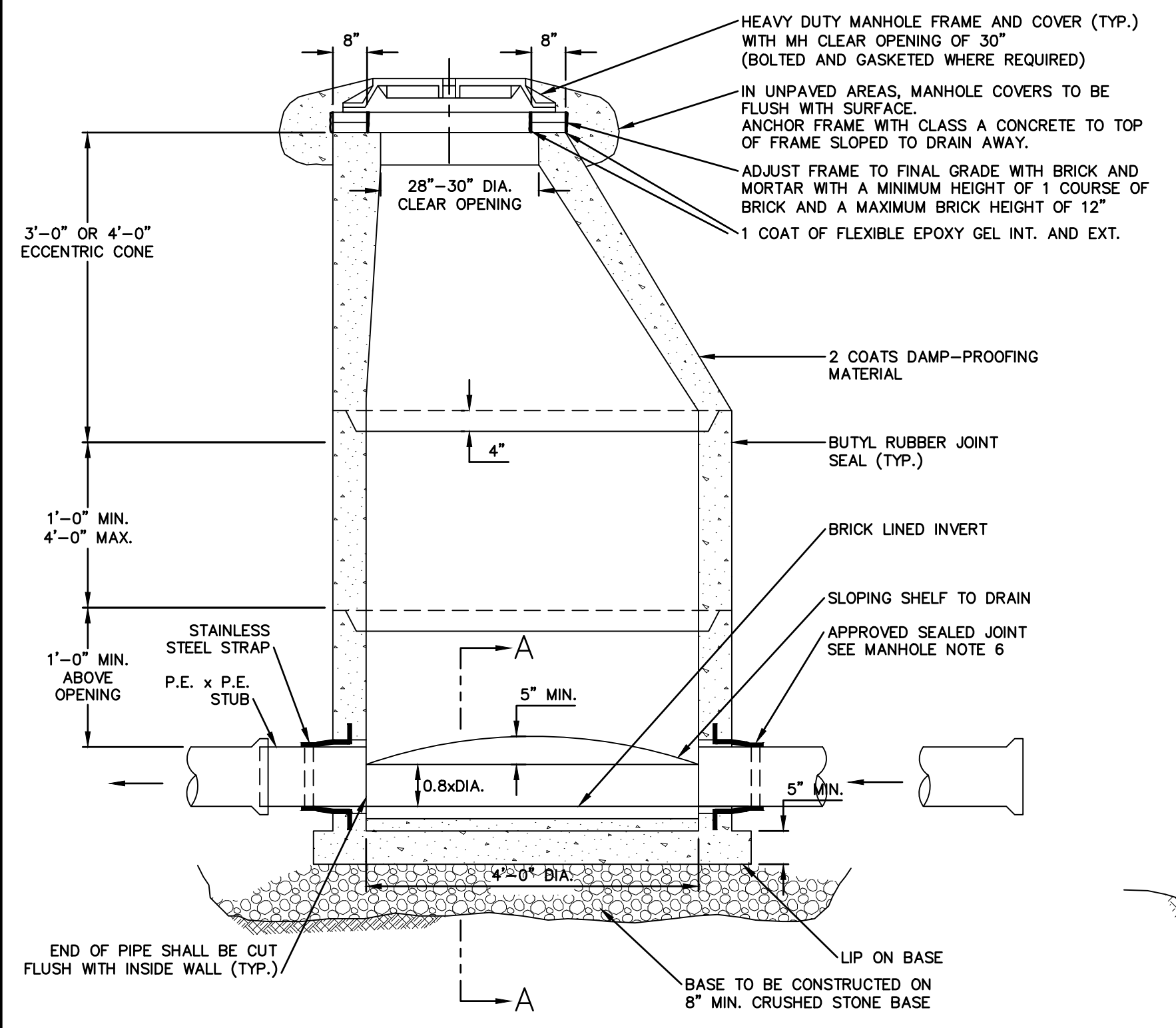
MANHOLE NOTES
SCALE: N.T.S.



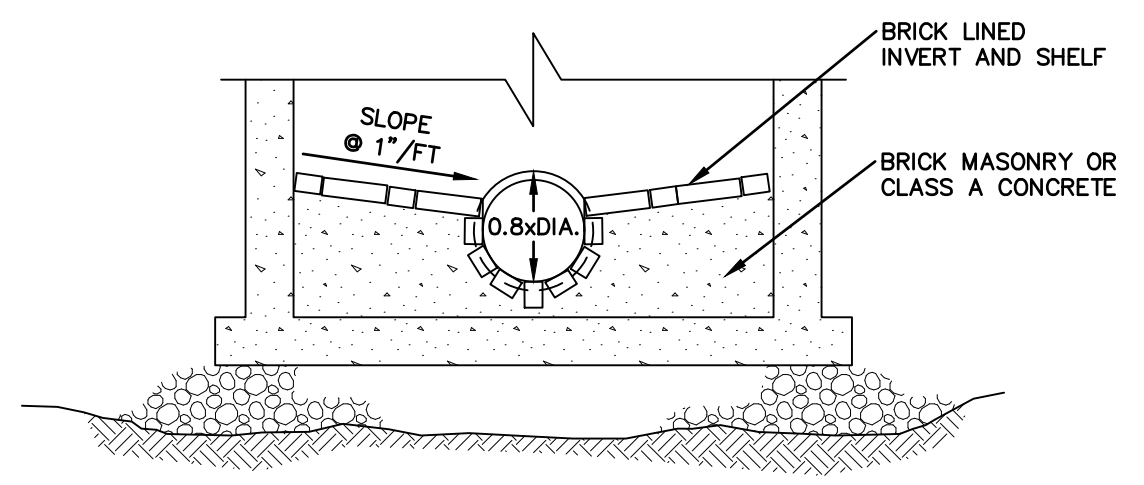
MANHOLE PLAN VIEW
SCALE: N.T.S.



5' PRECAST MANHOLE
SCALE: N.T.S.



4' PRECAST MANHOLE
SCALE: N.T.S.



SECTION A-A

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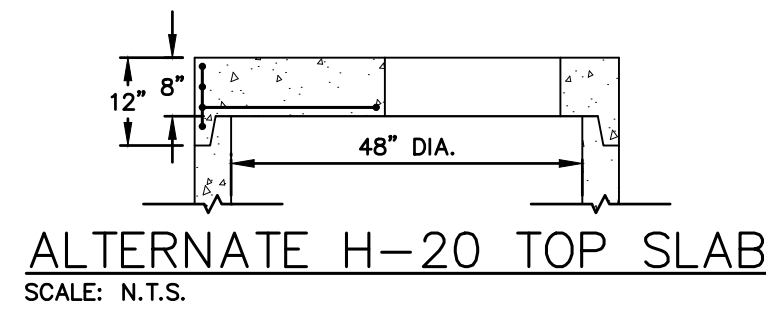
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	VERT.: N.T.S.
	GRAPHIC SCALE

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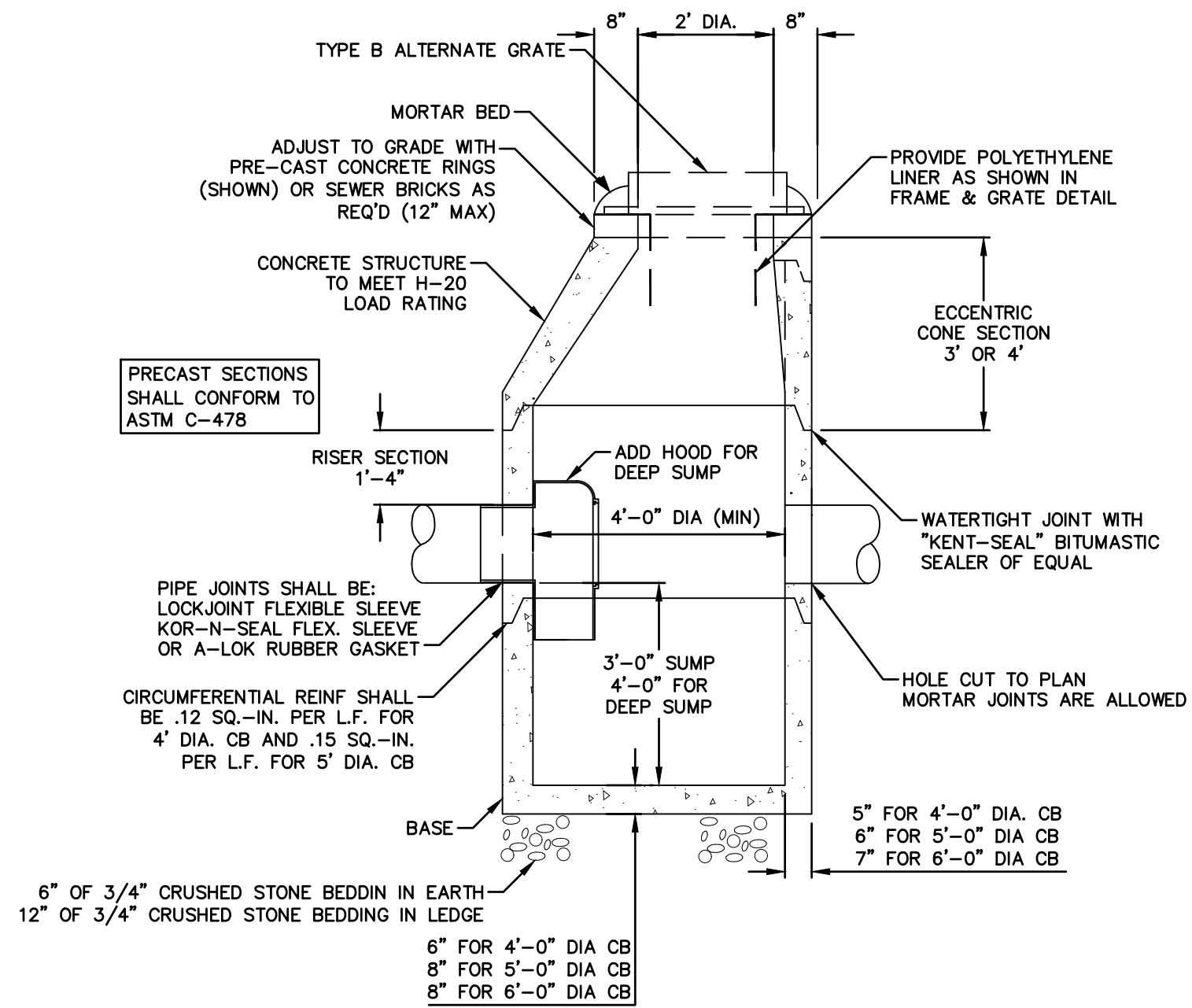
CATE STREET DEVELOPMENT, LLC
 DETAILS
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
DATE: 02/05/2019

CD-501

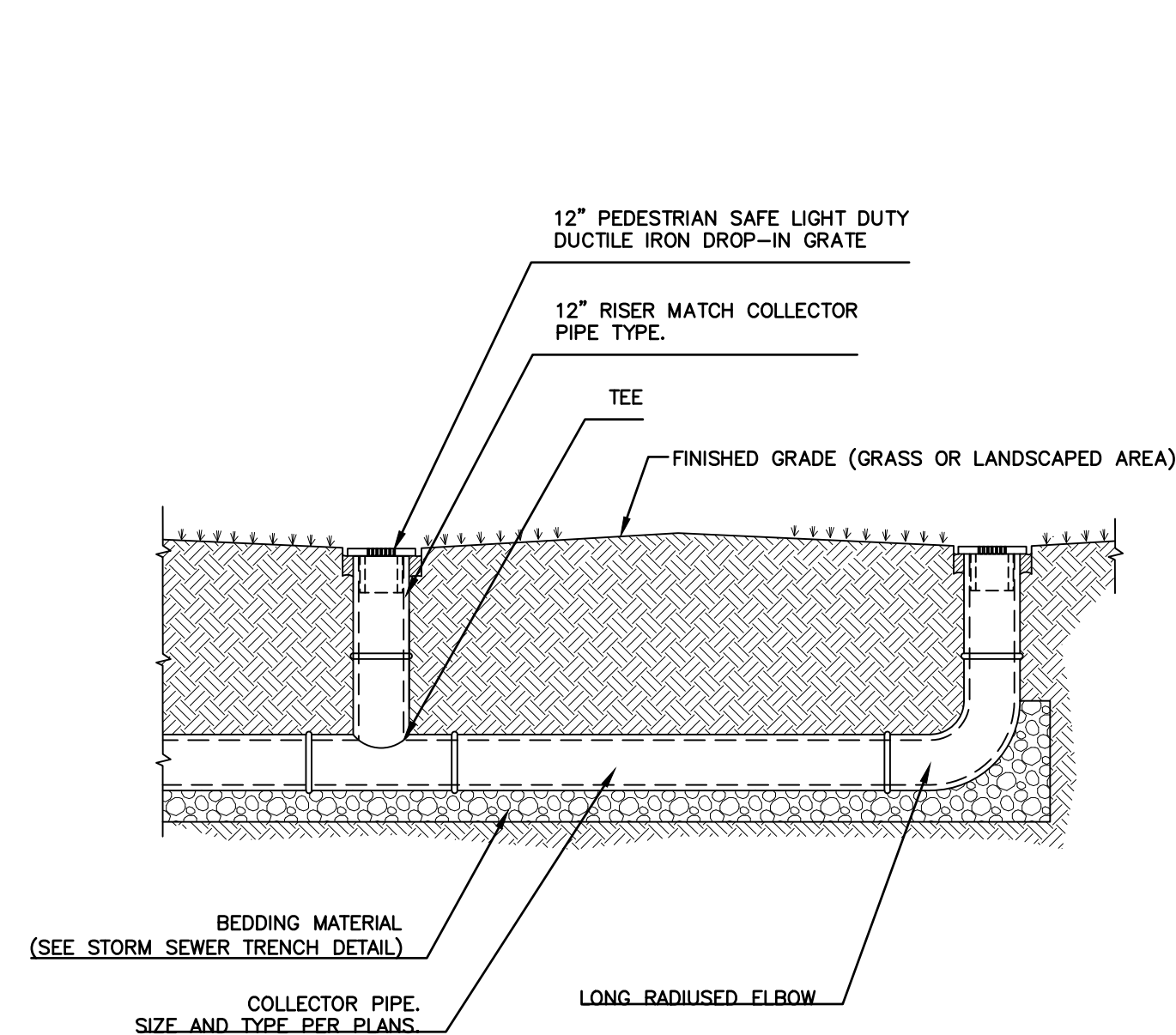


ALTERNATE H-20 TOP SLAB
SCALE: N.T.S.

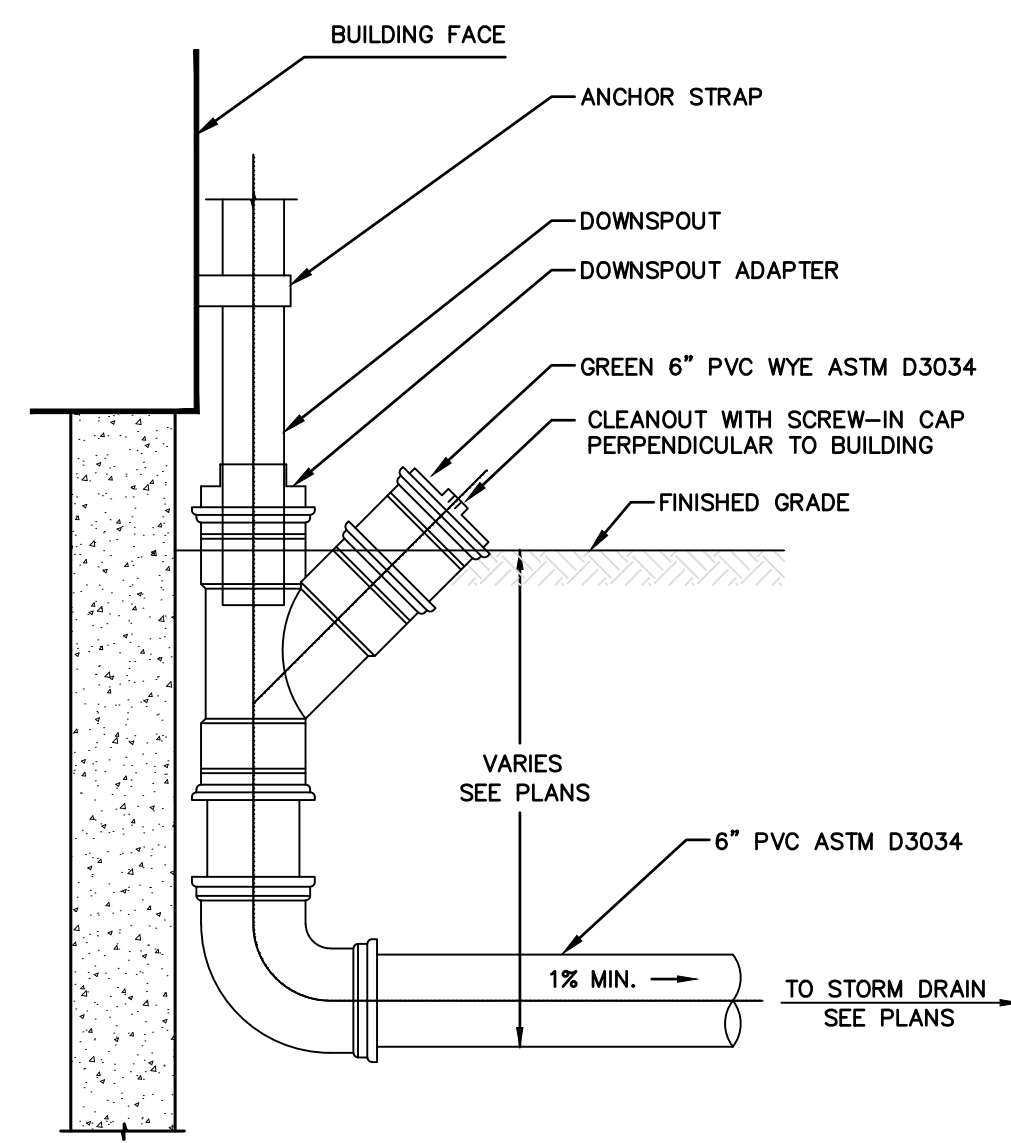


- NOTES:
- ALL SECTIONS SHALL BE CONCRETE, CLASS AA (4,000 PSI) CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER L.F. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
 - THE TONGUE AND GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER L.F.
 - RISERS OF 1'-4" MAY BE USED TO REACH THE DESIRED ELEVATION.
 - STEPS ARE NOT ALLOWED.

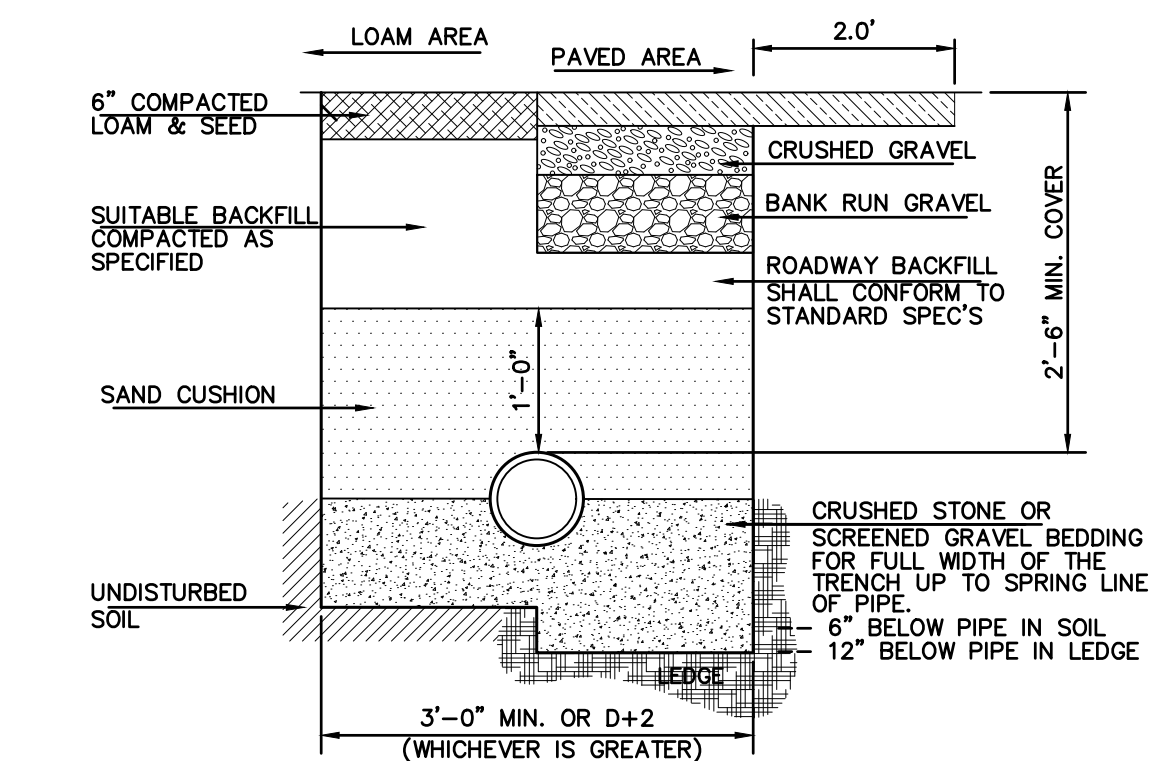
PRECAST REINFORCED CATCH BASIN
SCALE: N.T.S.



YARD DRAIN (LIGHT DUTY)
NOT TO SCALE



ROOF LEADER DRAIN CONNECTION
NOT TO SCALE



TYPICAL DRAINAGE PIPE TRENCH DETAIL
NOT TO SCALE

FLARED END SECTIONS

PART #	PIPE SIZE	A	B (MAX)	H	L	W
1210NP	12 in (300 mm)	6.50 in (165 mm)	10.00 in (254 mm)	6.50 in (165 mm)	25.00 in (635 mm)	29.00 in (737 mm)
1510NP	15 in (375 mm)	6.50 in (165 mm)	10.00 in (254 mm)	6.50 in (165 mm)	25.00 in (635 mm)	29.00 in (737 mm)
1810NP	18 in (450 mm)	7.50 in (191 mm)	15.00 in (381 mm)	6.50 in (165 mm)	32.00 in (813 mm)	35.00 in (889 mm)
2410NP	24 in (600 mm)	7.50 in (191 mm)	18.00 in (457 mm)	6.50 in (165 mm)	36.00 in (914 mm)	45.00 in (1143 mm)
3015NP	30 in (750 mm)	7.50 in (191 mm)	12.00 in (305 mm)	8.60 in (219 mm)	58.00 in (1473 mm)	63.00 in (1600 mm)
3615NP	36 in (900 mm)	7.50 in (191 mm)	25.00 in (635 mm)	8.60 in (219 mm)	58.00 in (1473 mm)	63.00 in (1600 mm)

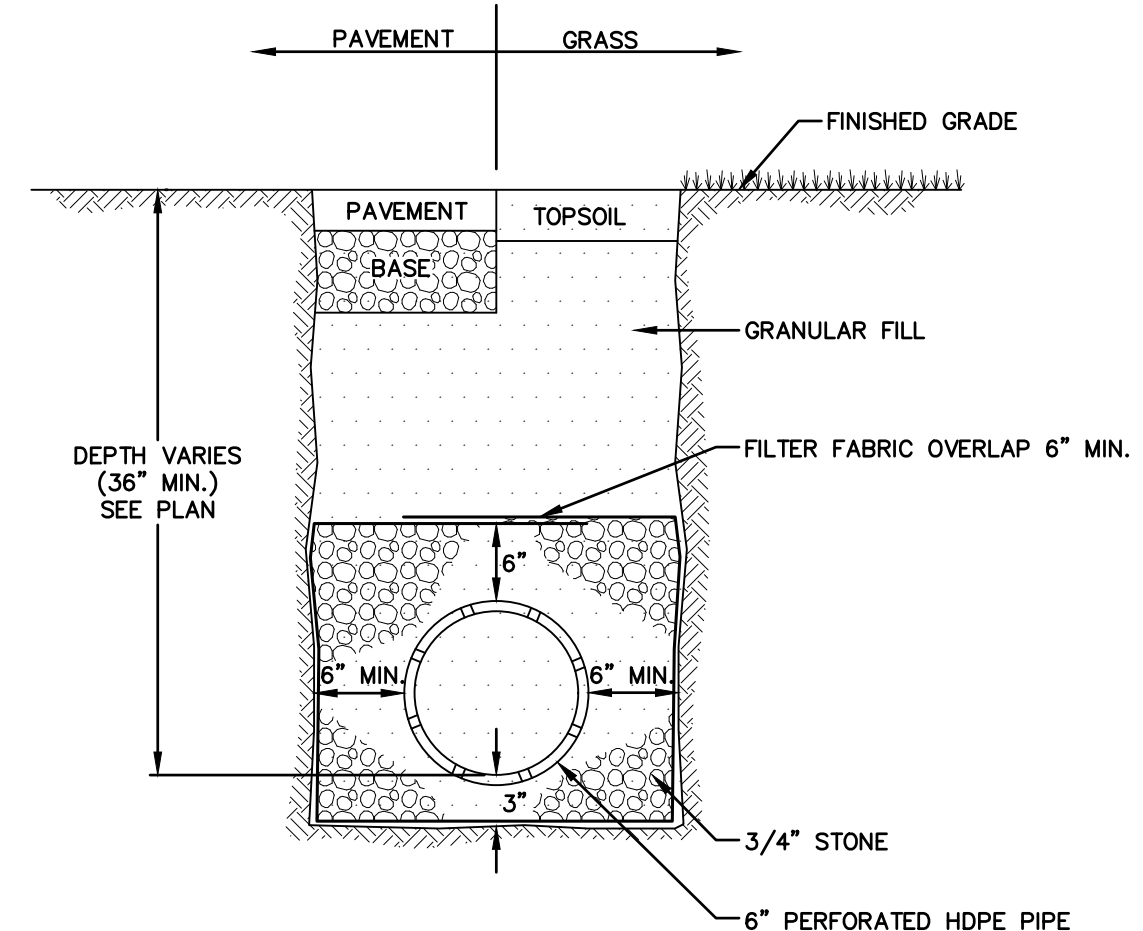
NOTE: PE THREADED ROD W/ NUTS PROVIDED FOR END SECTIONS 12"-24". 30" & 36" END SECTIONS REQUIRE TWO (2) THREADED RODS FOR ASSEMBLY.

NOTE: ALL DIMENSIONS ARE NOMINAL.

TABLE 4.3 FILTER MIXTURES

COMPONENT MATERIAL	GRADATION OF MATERIAL	
	PERCENT BY VOLUME	PERCENT BY WEIGHT STANDARD SIEVE
ASTM C-33 CONCRETE SAND	50 TO 55	
COARSE SAND TOPSOIL, WITH FINES AS INDICATED	20 TO 30	200
MODERATELY FINE, SHREDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200
MODERATELY FINE, SHREDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200
LOAMY COARSE SAND	20 TO 30	200

SOIL FILTER MIXTURE



UNDERDRAIN
NOT TO SCALE

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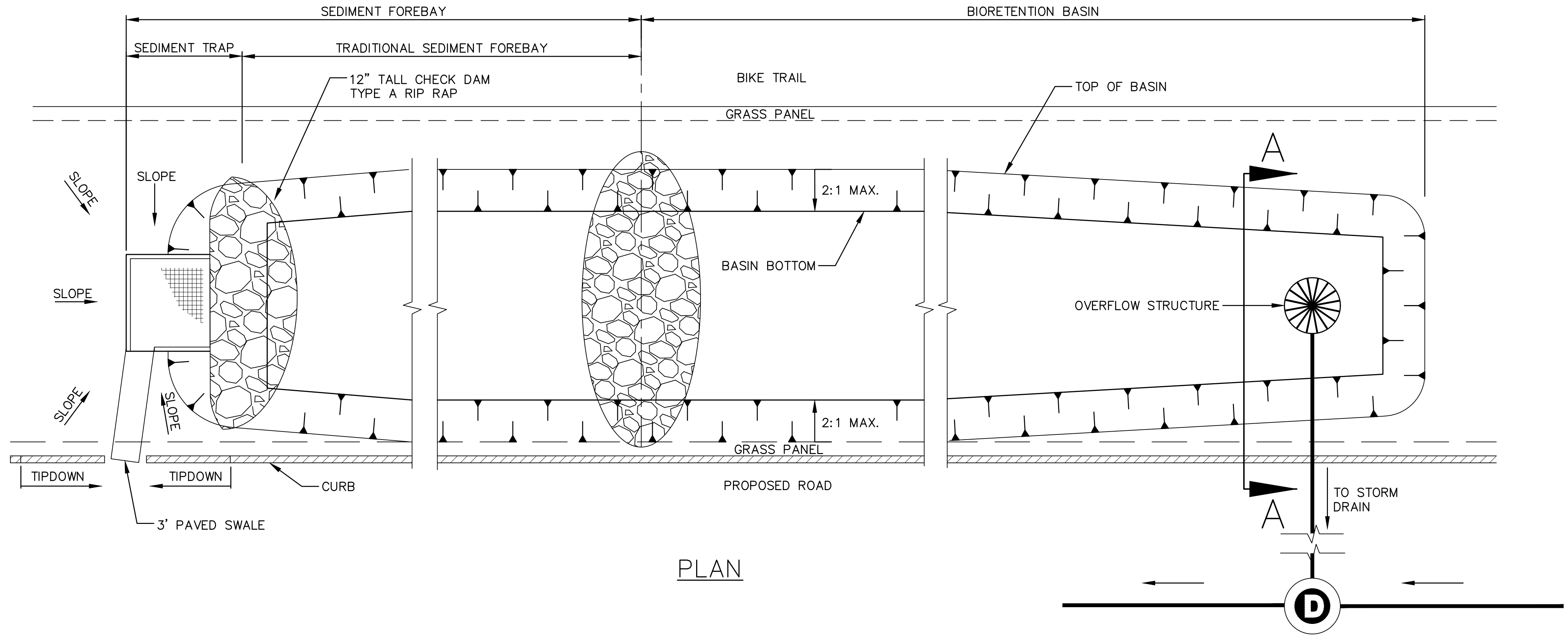
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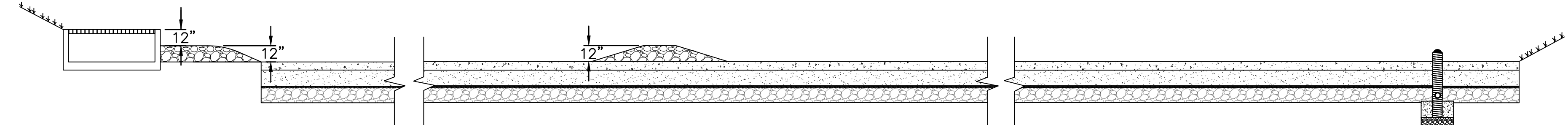
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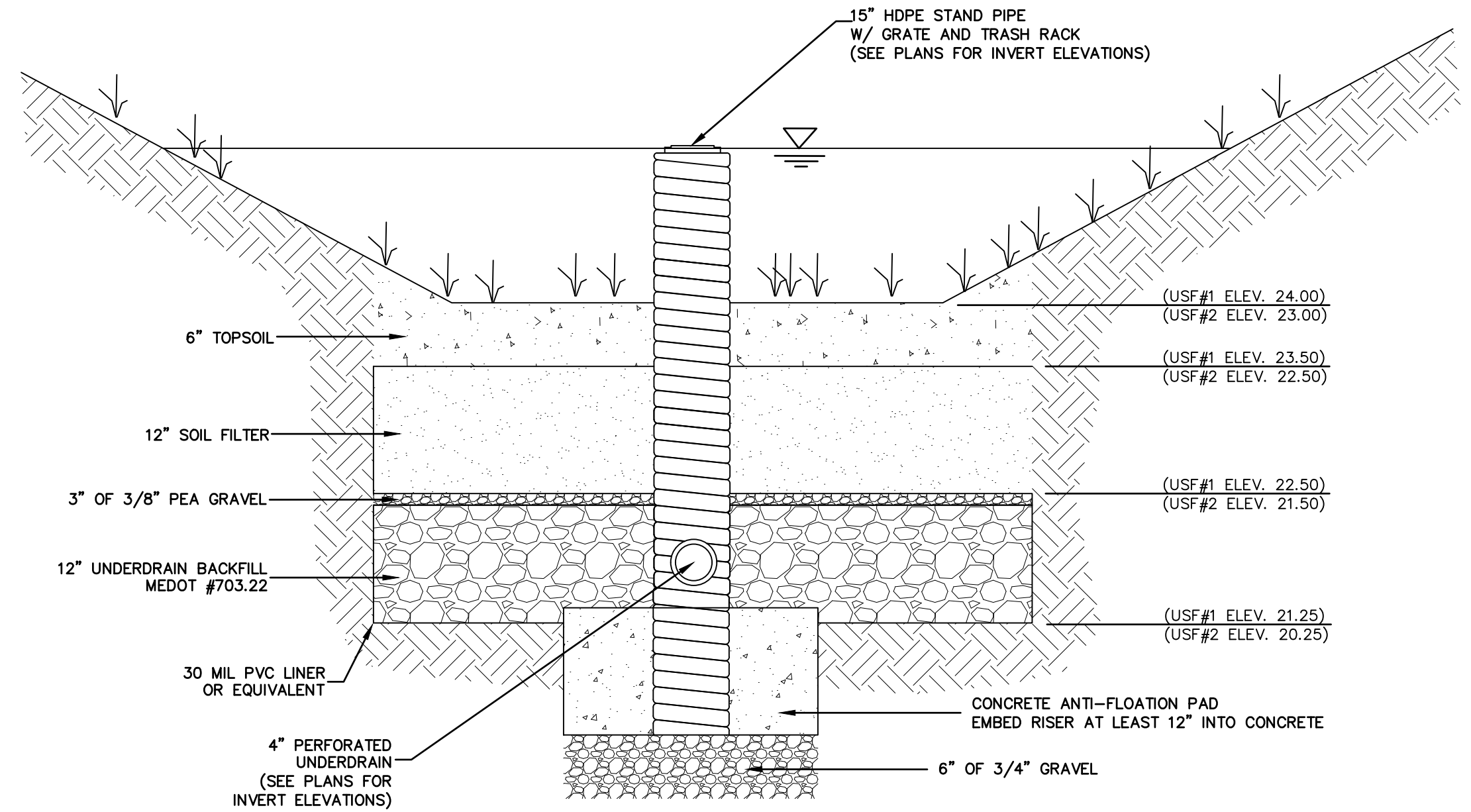
PLAN



PROFILE

BIORETENTION SYSTEM TYPICAL SECTION

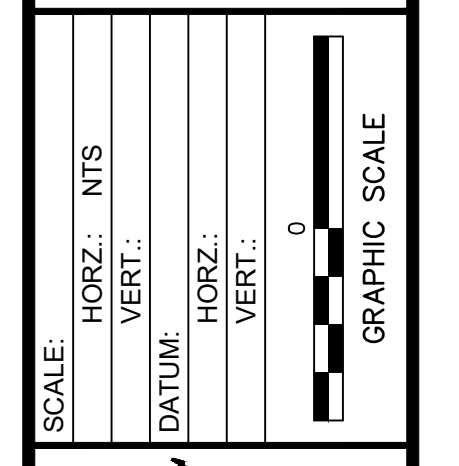
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SECTION A-A

SCALE: NOT TO SCALE

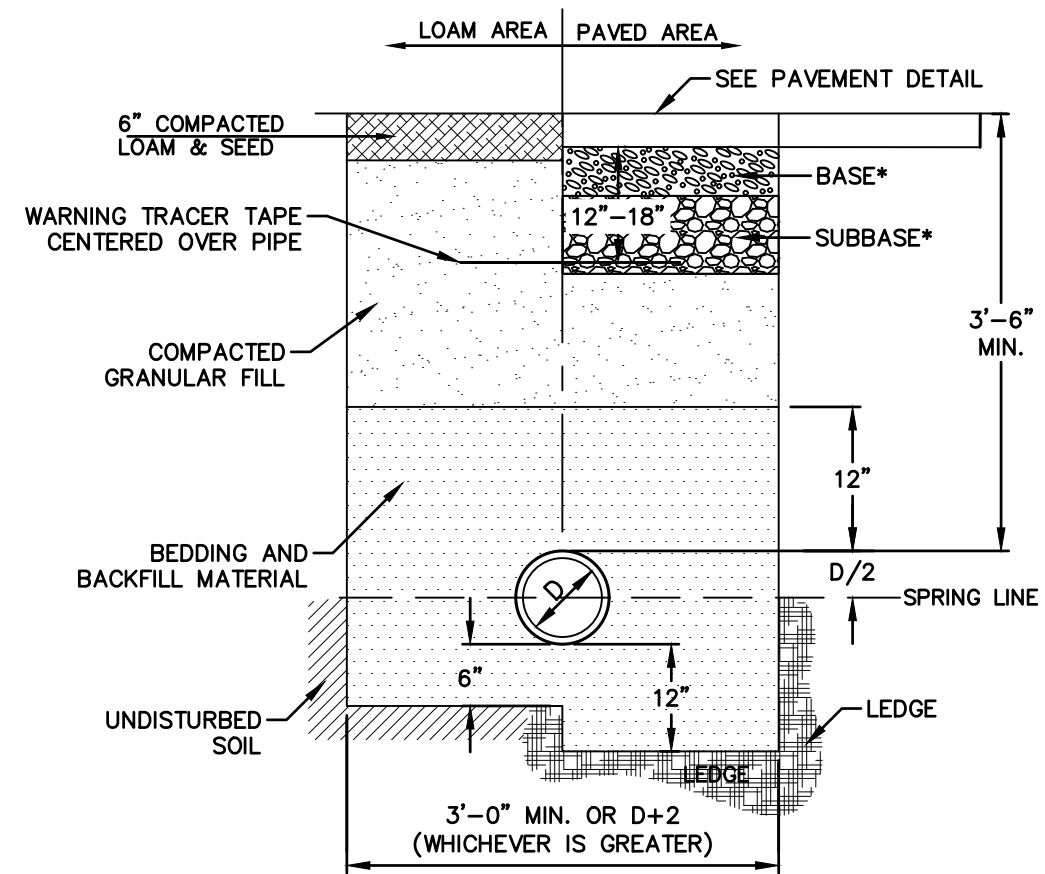
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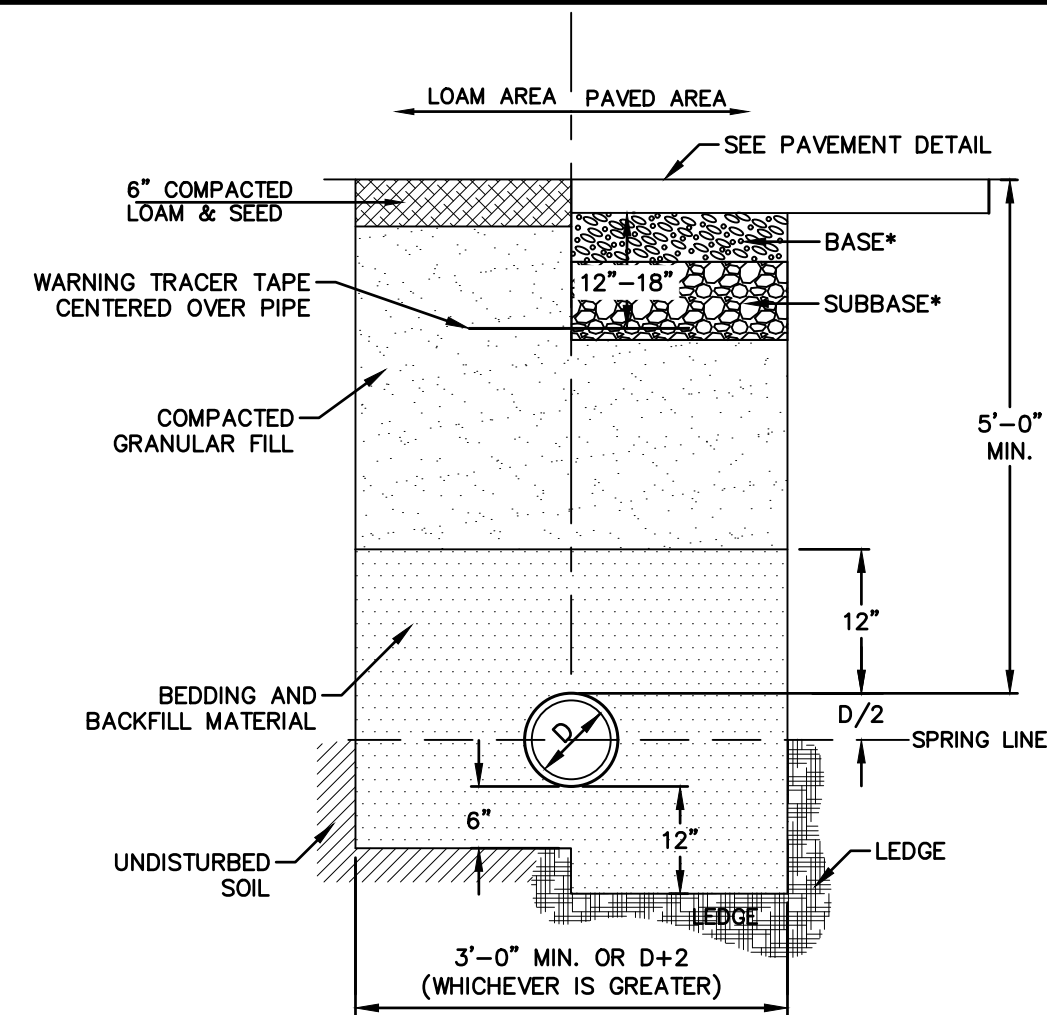
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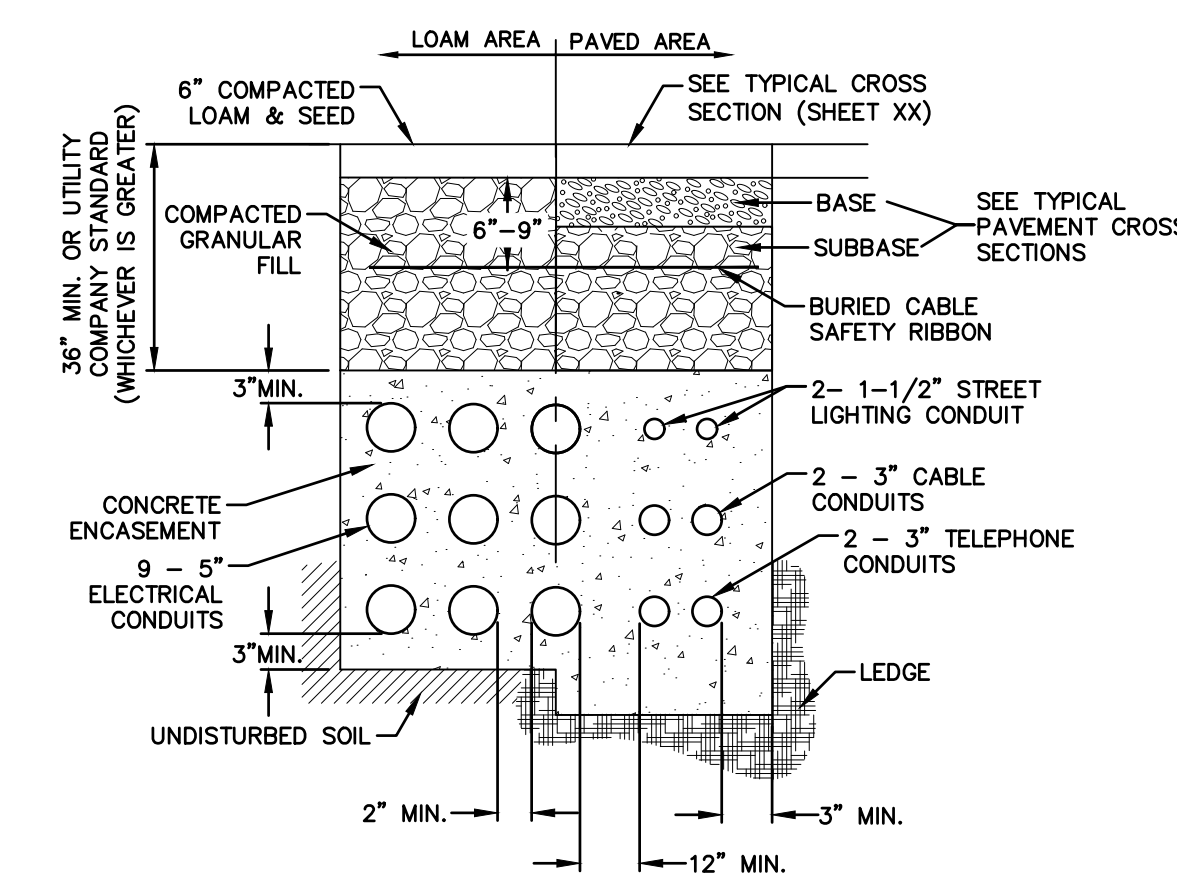
PROJ. No.: 20180317.A10
 DATE: 02/05/2019
CD-503



GAS TRENCH
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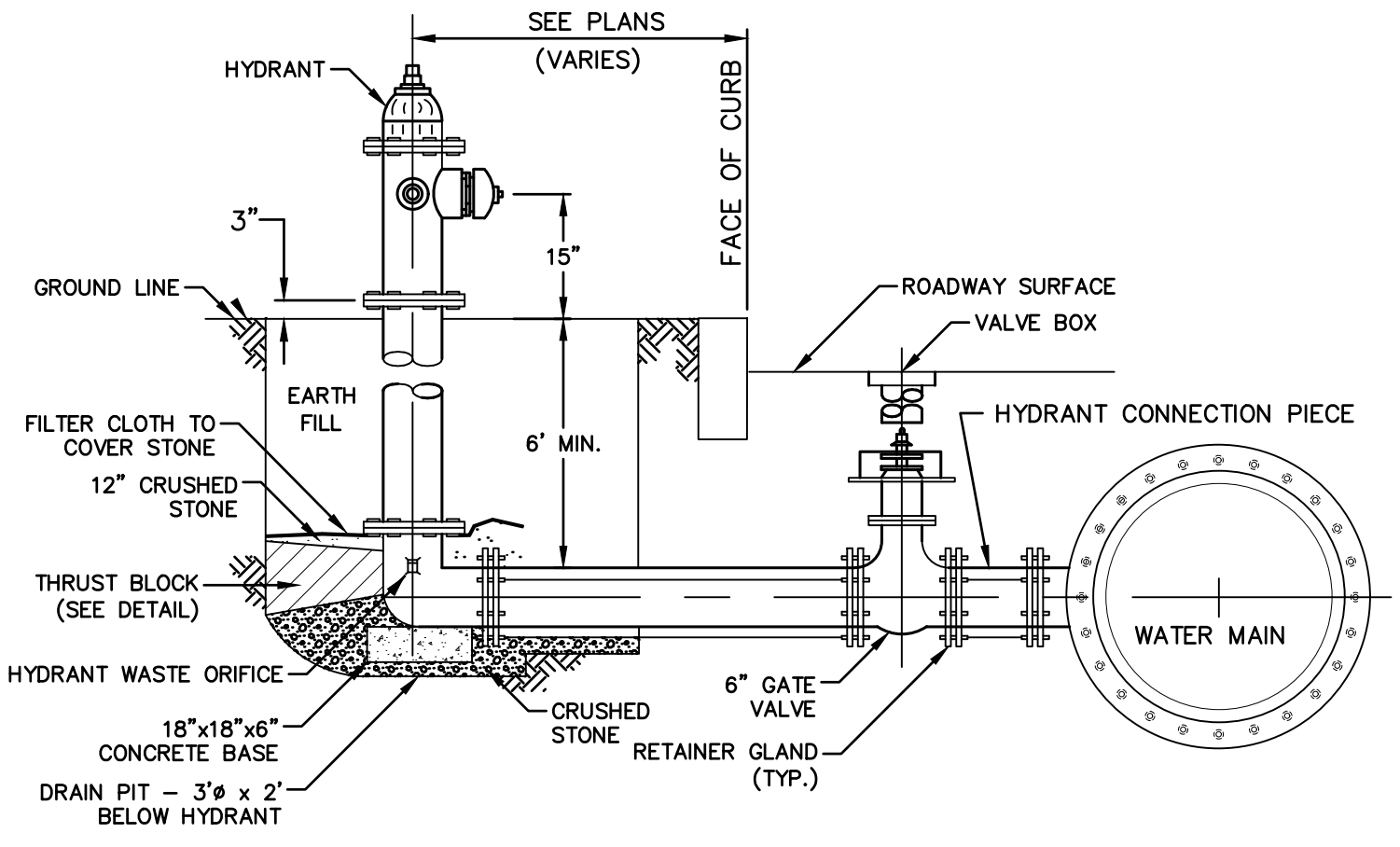


WATER TRENCH SECTION
NOT TO SCALE



ELECTRICAL AND COMMUNICATION CONDUIT
NOT TO SCALE

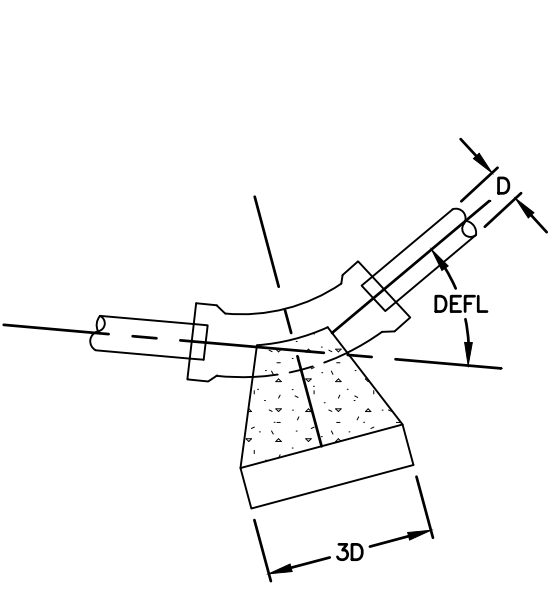
1. NUMBER, MATERIAL, AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY LOCAL OR AS SHOWN ON CONDUIT PLAN.
2. DIMENSIONS SHOWN REPRESENTS OWNER'S MINIMUM REQUIREMENTS. ACTUAL DIMENSIONS MAY BE GREATER BASED ON UTILITY COMPANY STANDARDS, BUT MAY NOT BE LESS THAN SHOWN.
3. NO CONDUIT SHALL EXCEED 360 DEGREES 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.?????



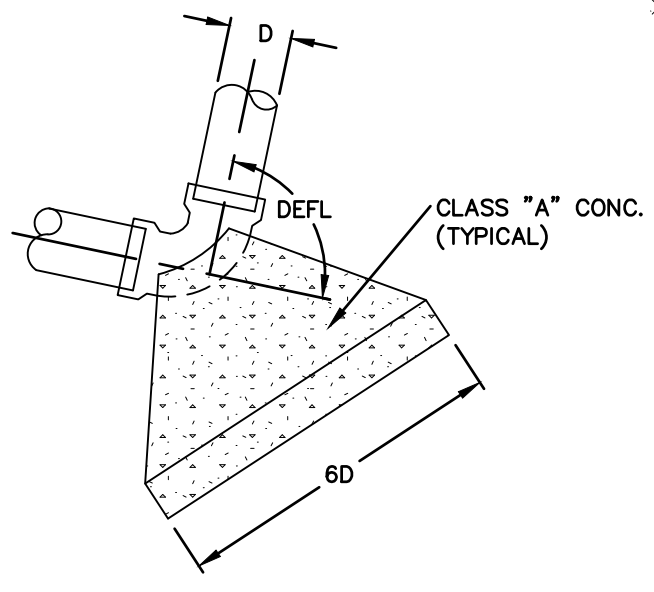
FIRE HYDRANT
NOT TO SCALE

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

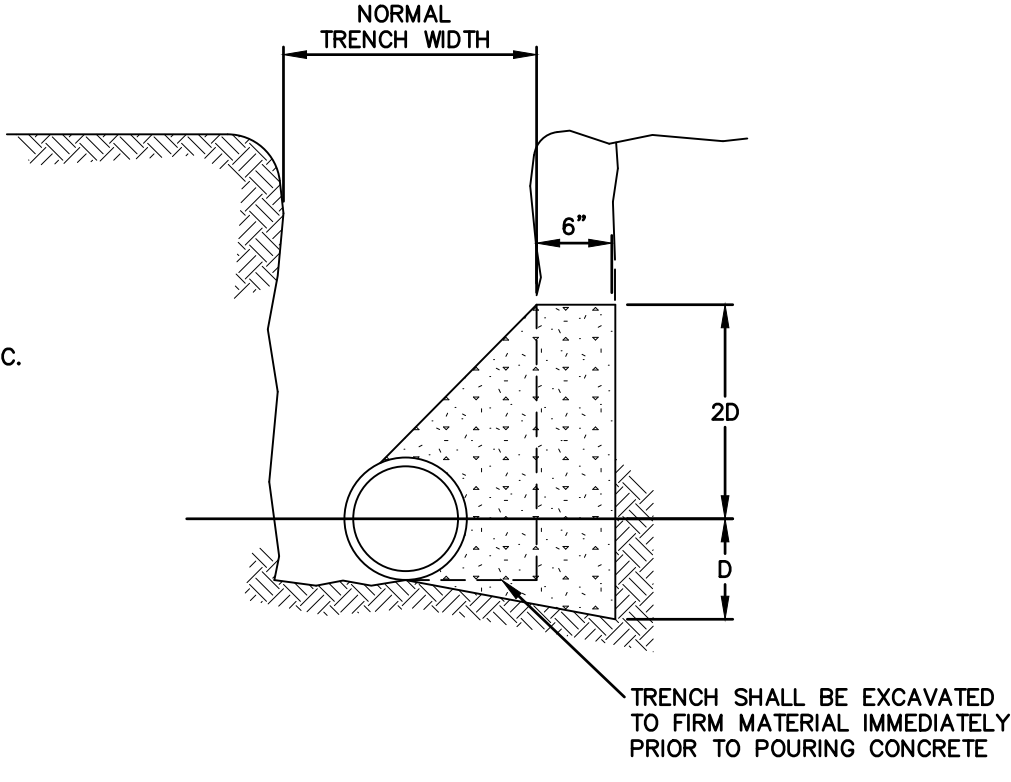
PPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARDS)
4	0.25
6	0.3
8	0.5
10	0.7
12	1.0
16	1.6



PLAN ELBOW - DEFL. LESS THAN 50



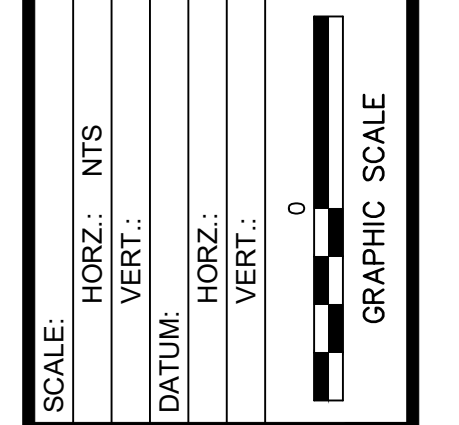
PLAN ELBOW - DEFL. MORE THAN 50



SECTION

CONCRETE THRUST BLOCKS
NOT TO SCALE

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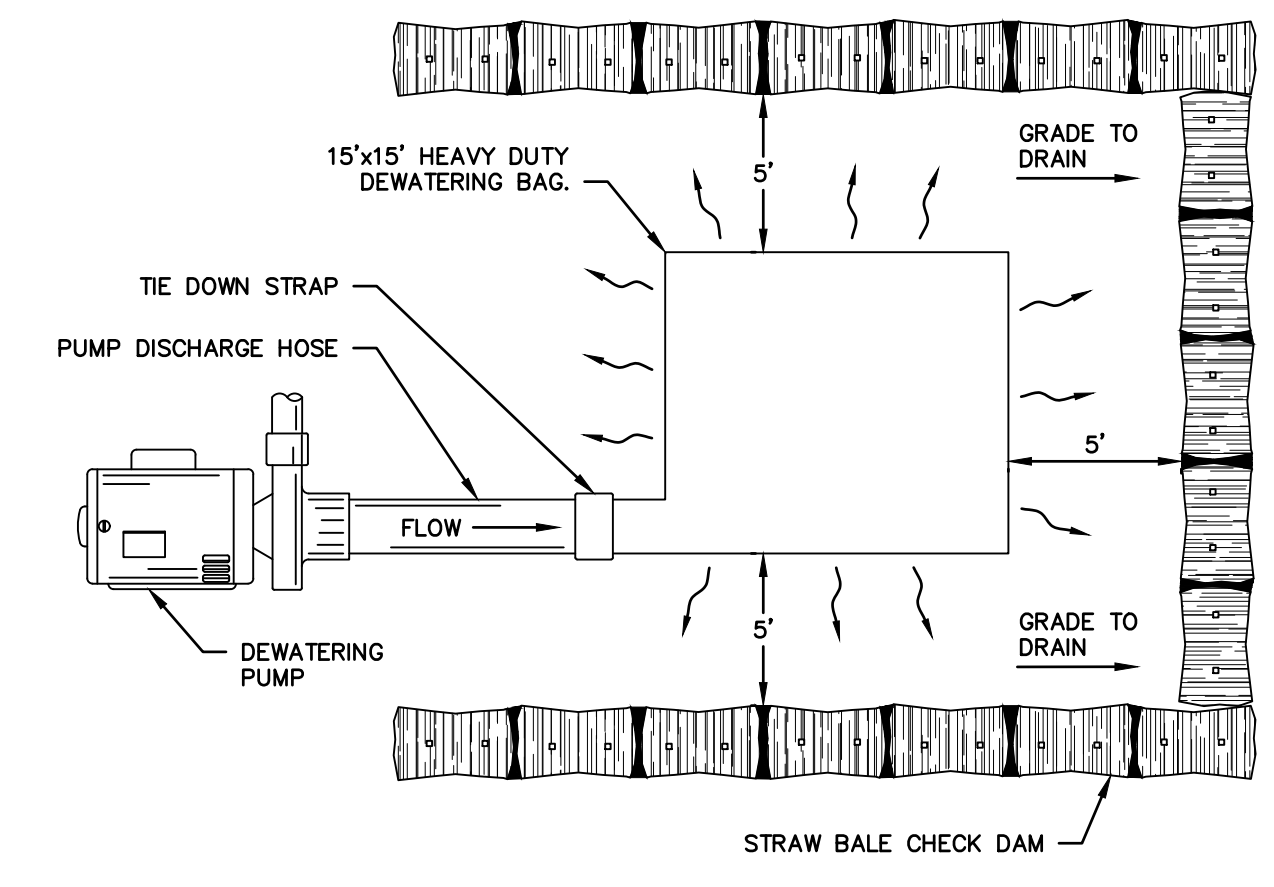
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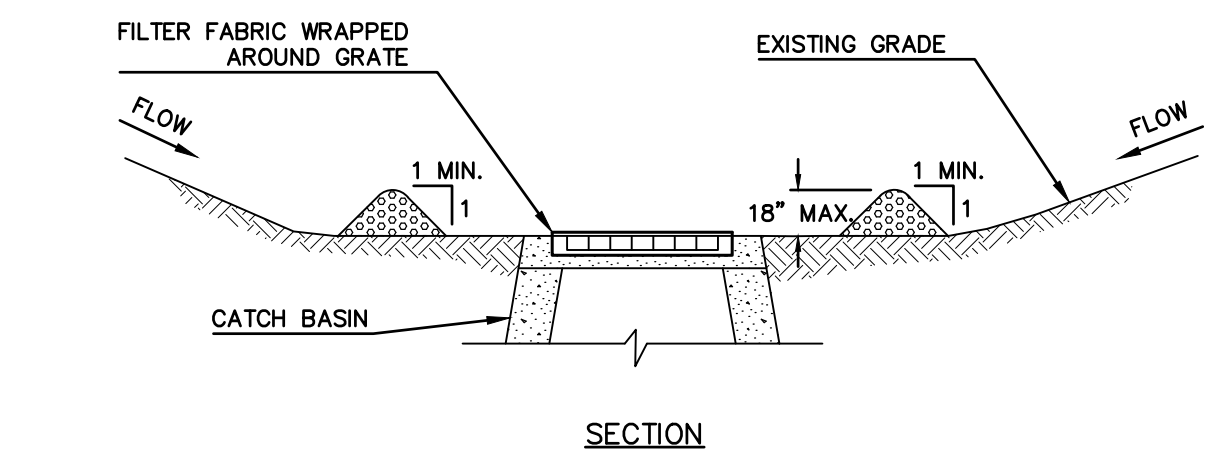
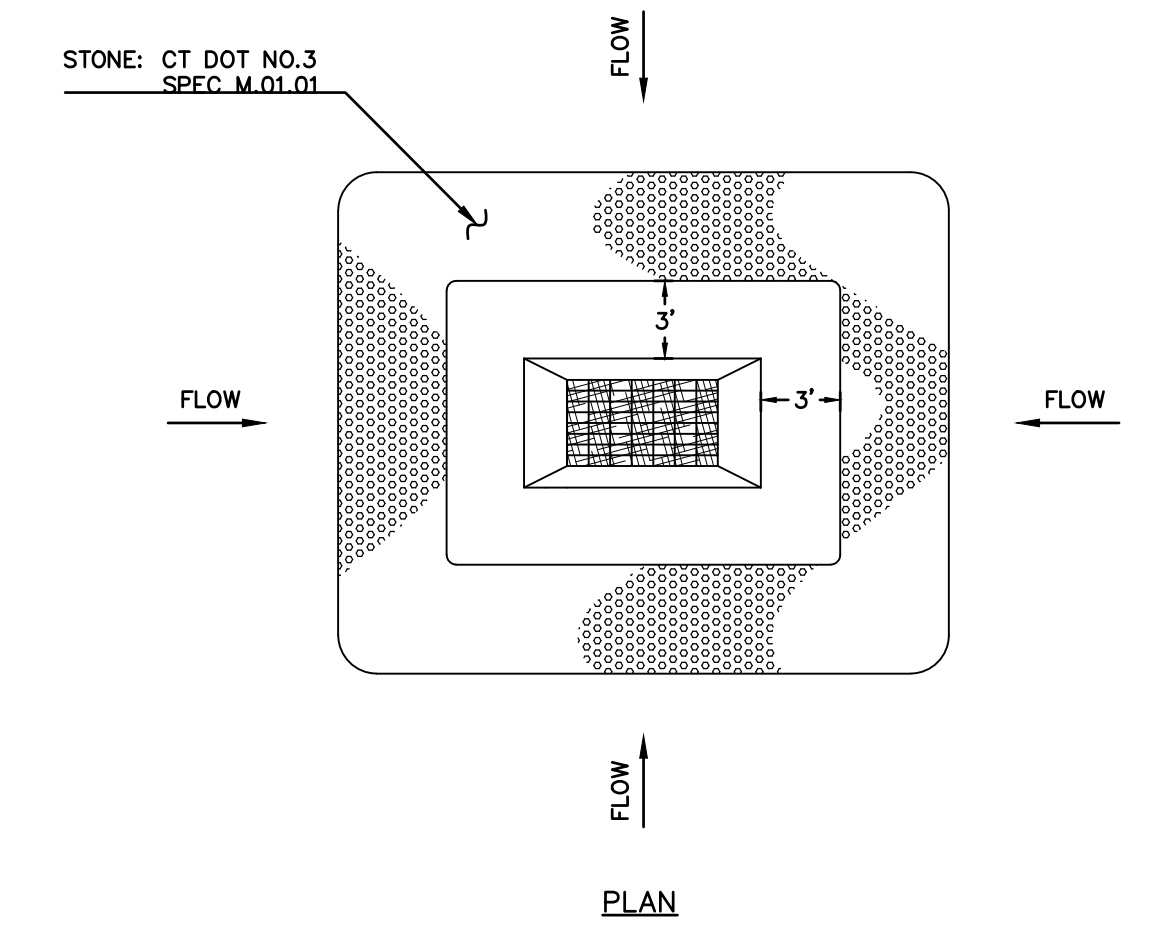
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DATE: 02/05/2019

CD-504

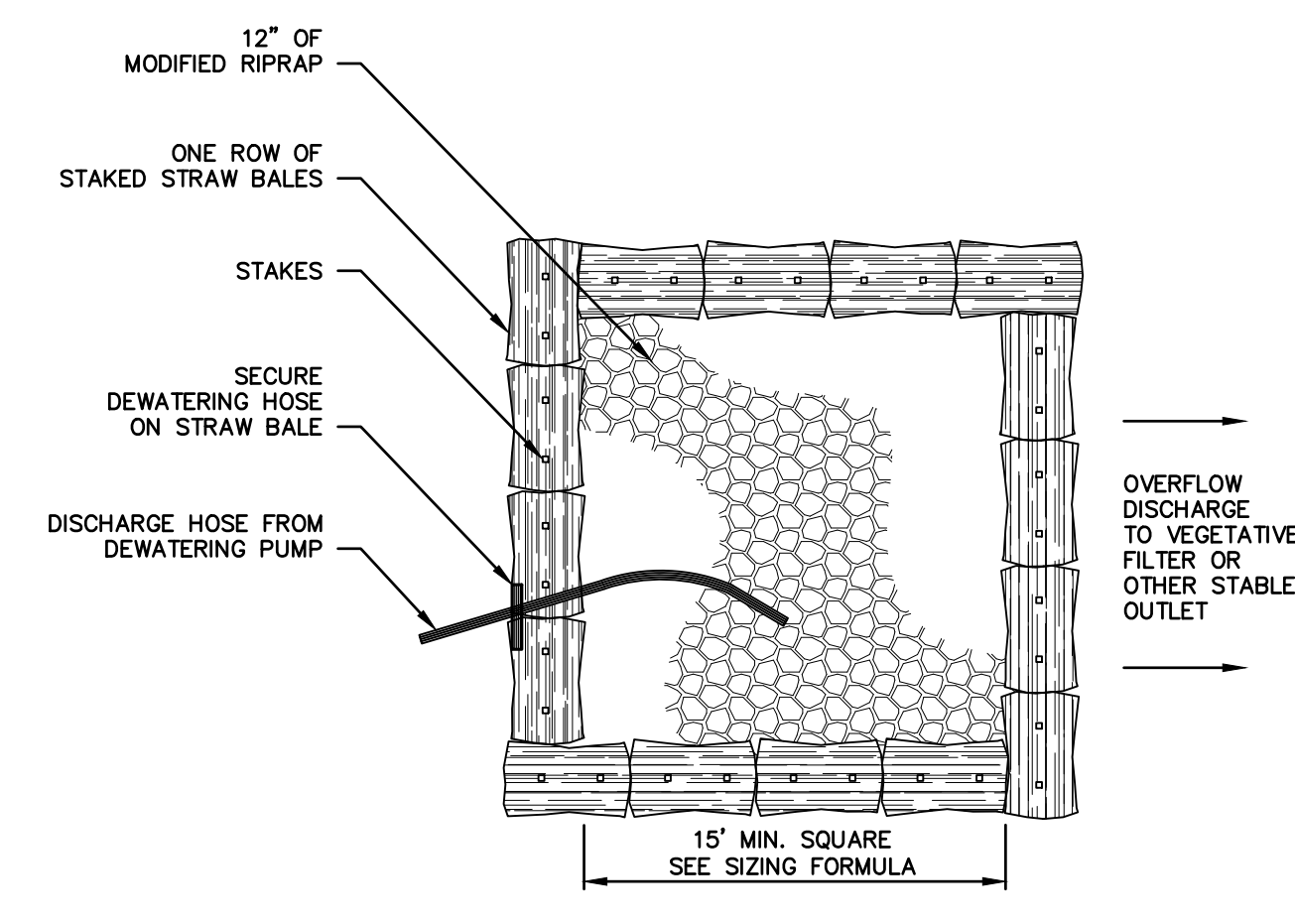
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DEWATERING BAG
NOT TO SCALE

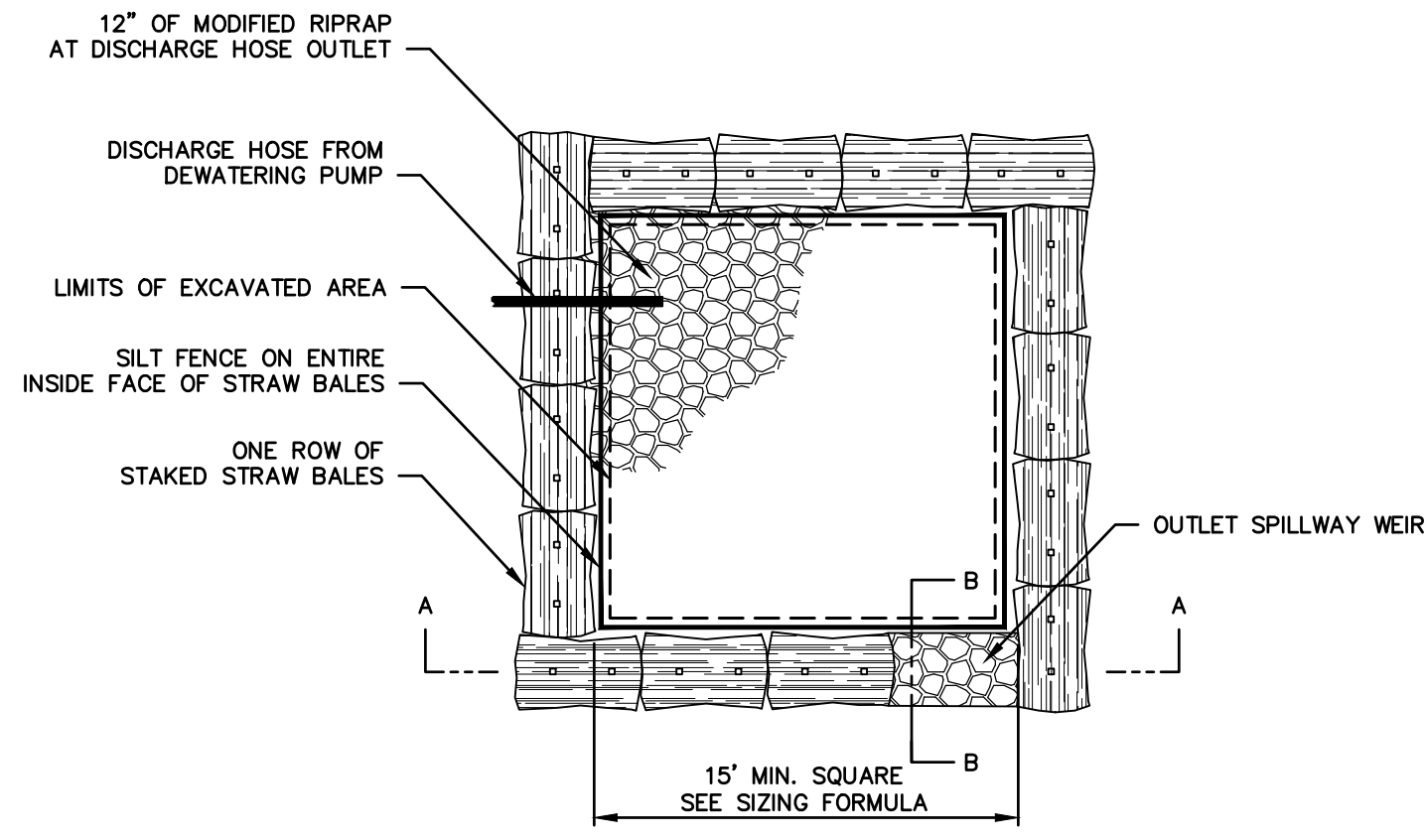


LOW POINT STONE CHECK DAM
NOT TO SCALE



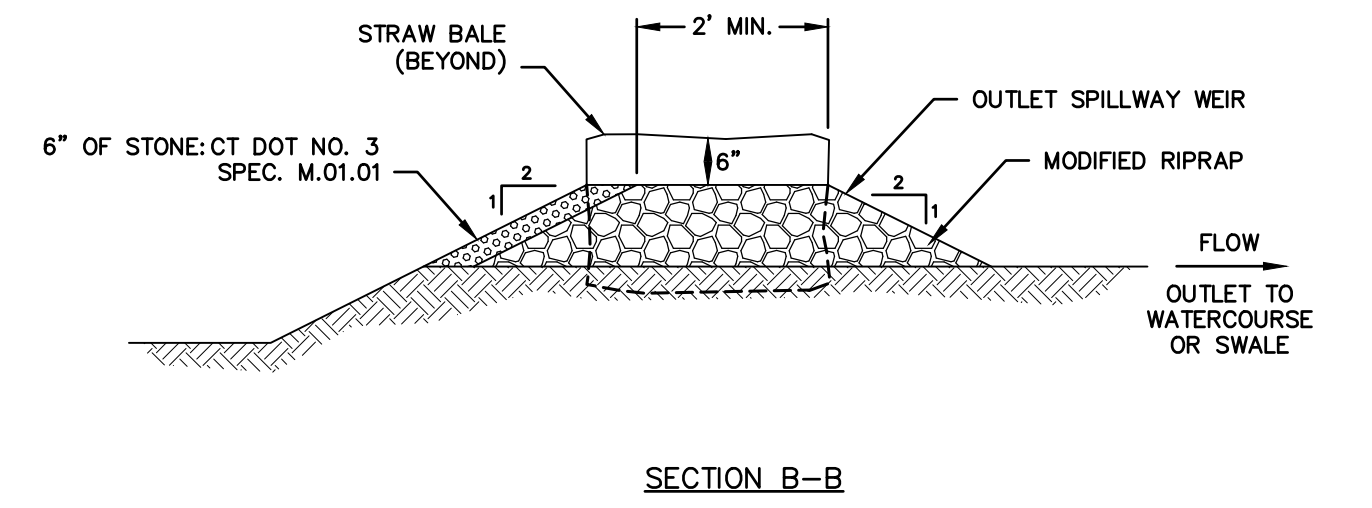
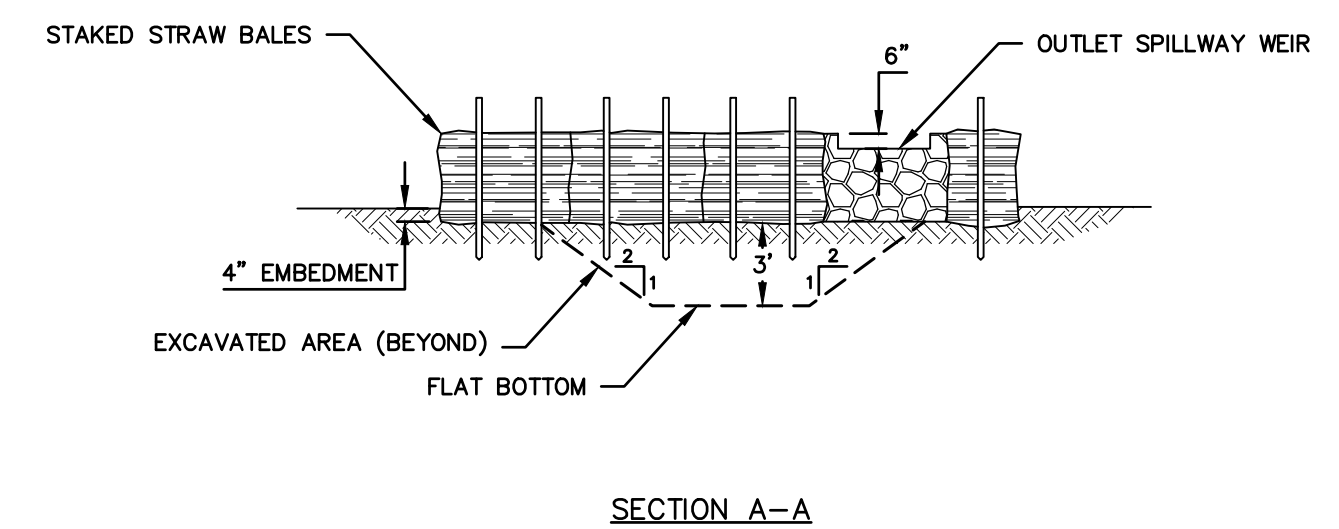
SIZING FORMULA:
CUBIC FT. OF REQUIRED STORAGE = PUMP DISCHARGE RATE (GPM) x 16

PUMP SETTLING BASIN TYPE I
NOT TO SCALE



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

PUMP SETTLING BASIN TYPE II
NOT TO SCALE



SECTION B-B

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

SCALE:

HORIZ.: NTS
VERT.: NTS
DATUM:
HORIZ.: 1" = 10'
VERT.: 1" = 10'

GRAPHIC SCALE

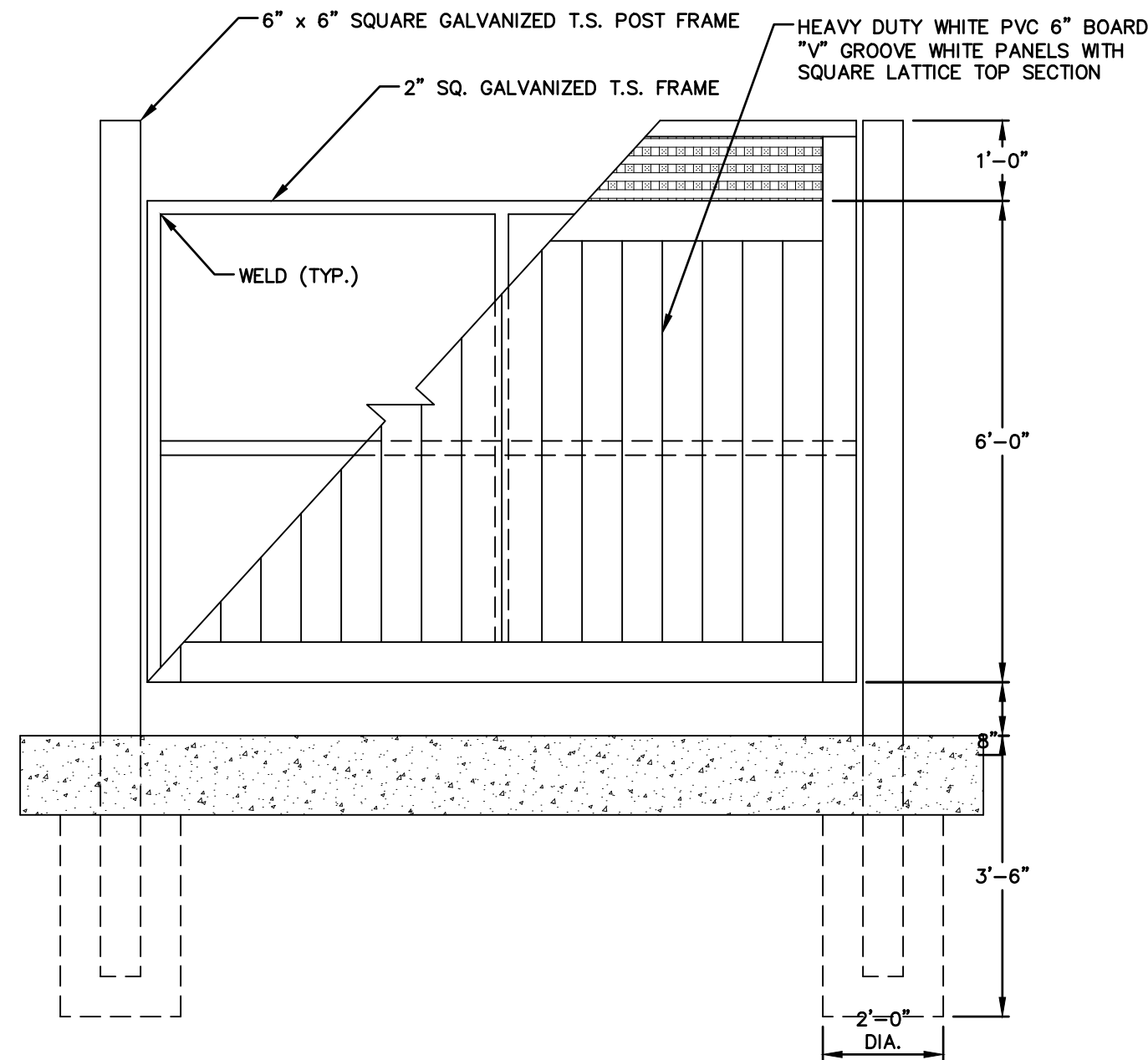
FUSS & O'NEILL
 UPPER SQUARE BUSINESS CENTER
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.0609
 www.fandoo.com

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

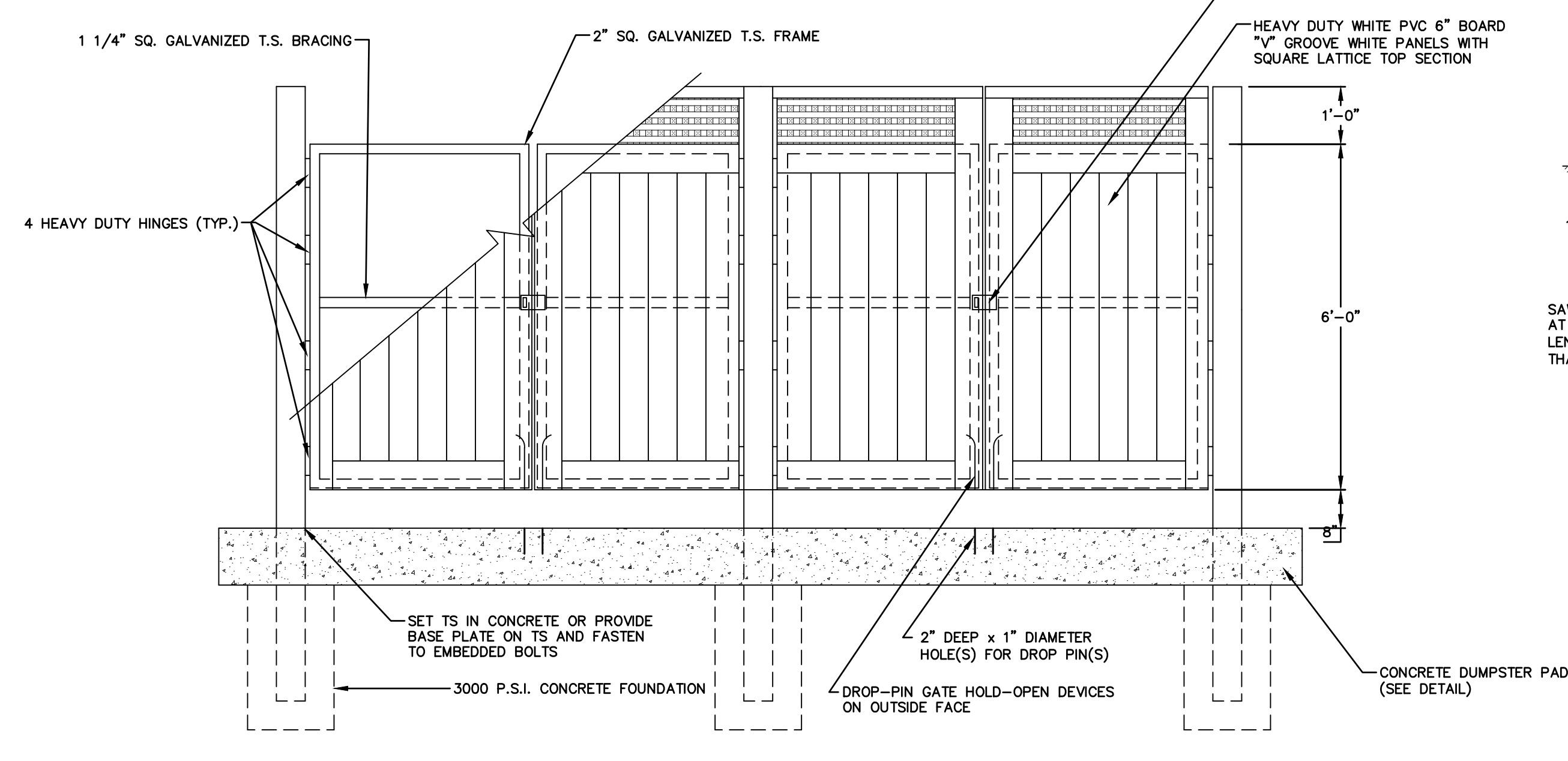
PROJ. No.: 20180317.A10
 DATE: 02/05/2019

CD-505

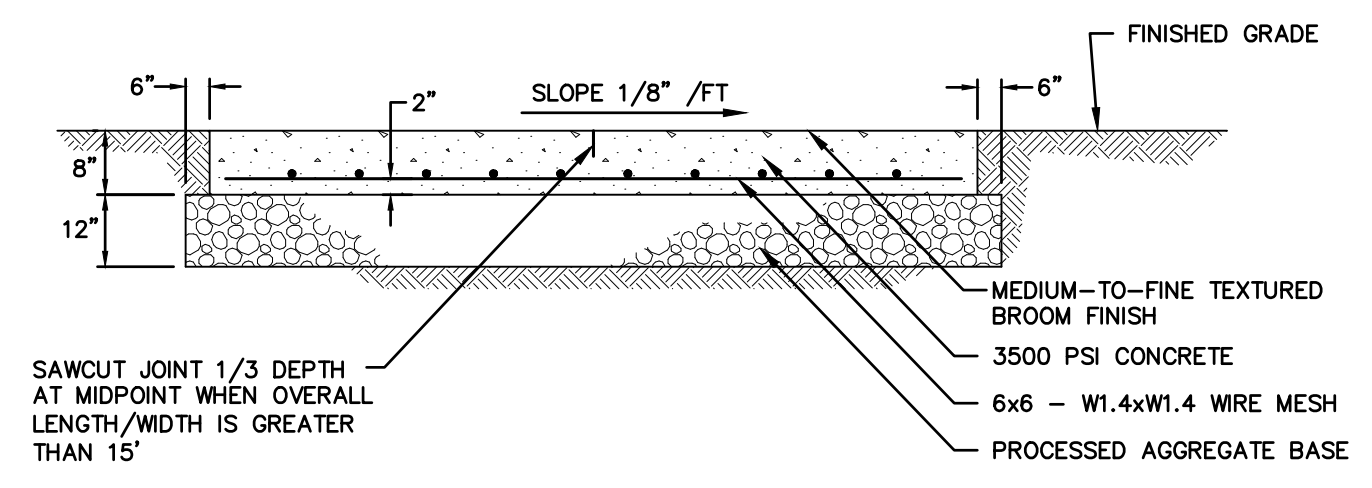
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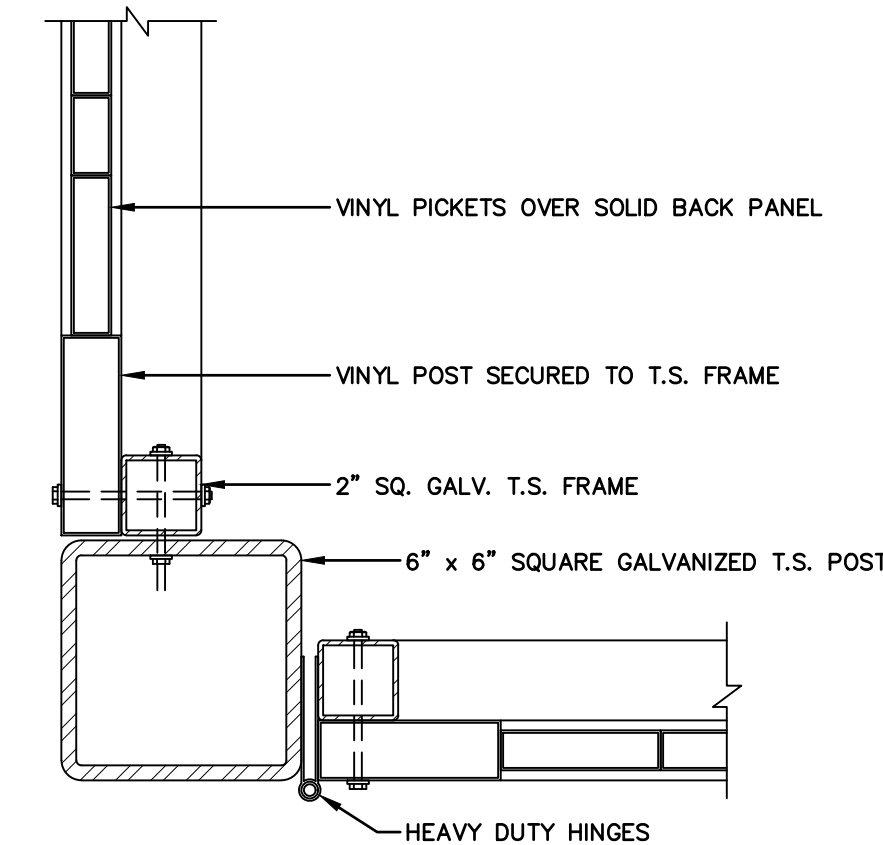
SIDE ELEVATION



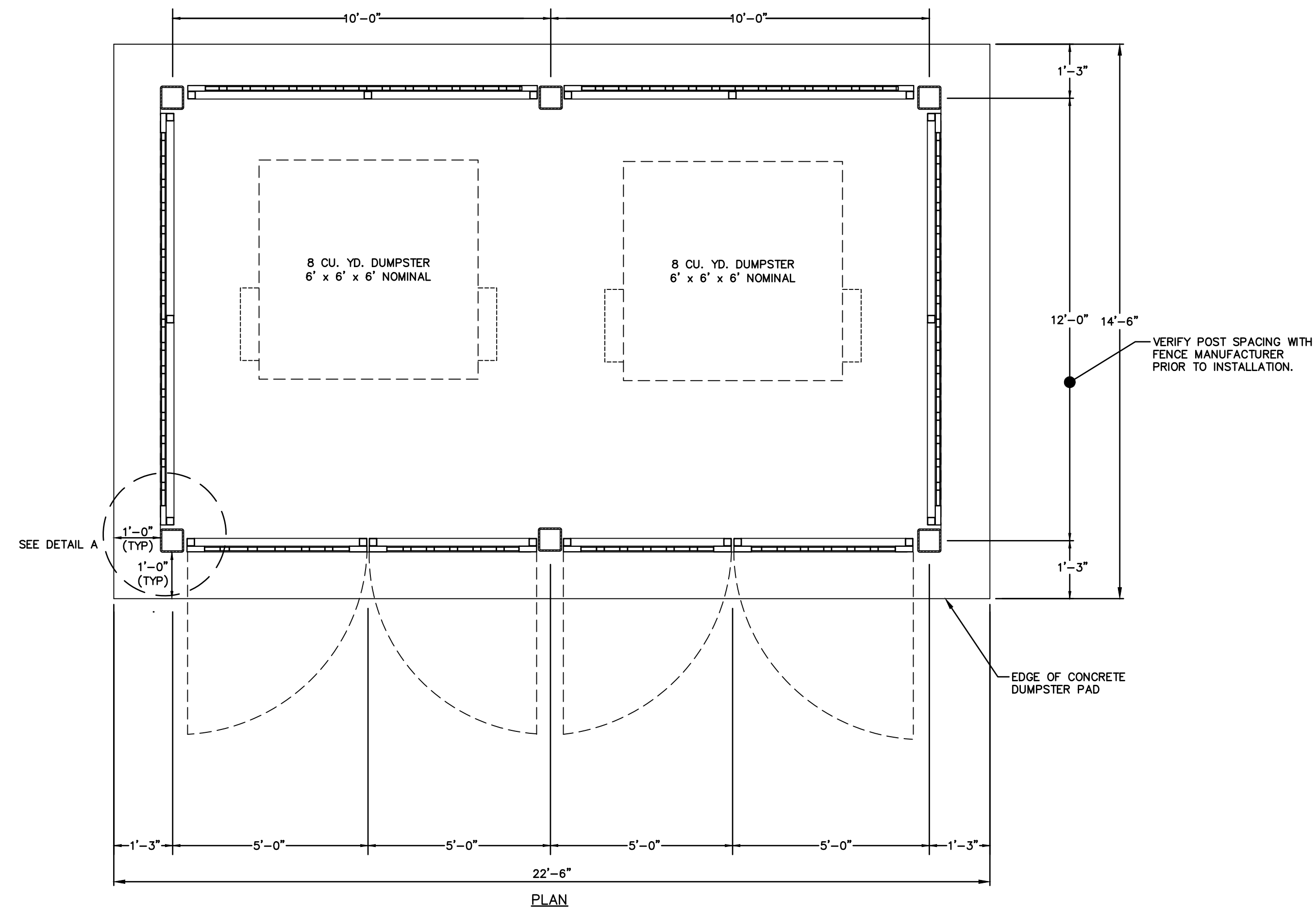
FRONT ELEVATION



CONCRETE DUMPSTER PAD
NOT TO SCALE



DETAIL A



PLAN

DOUBLE DUMPSTER ENCLOSURE
SCALE: N.T.S.

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

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

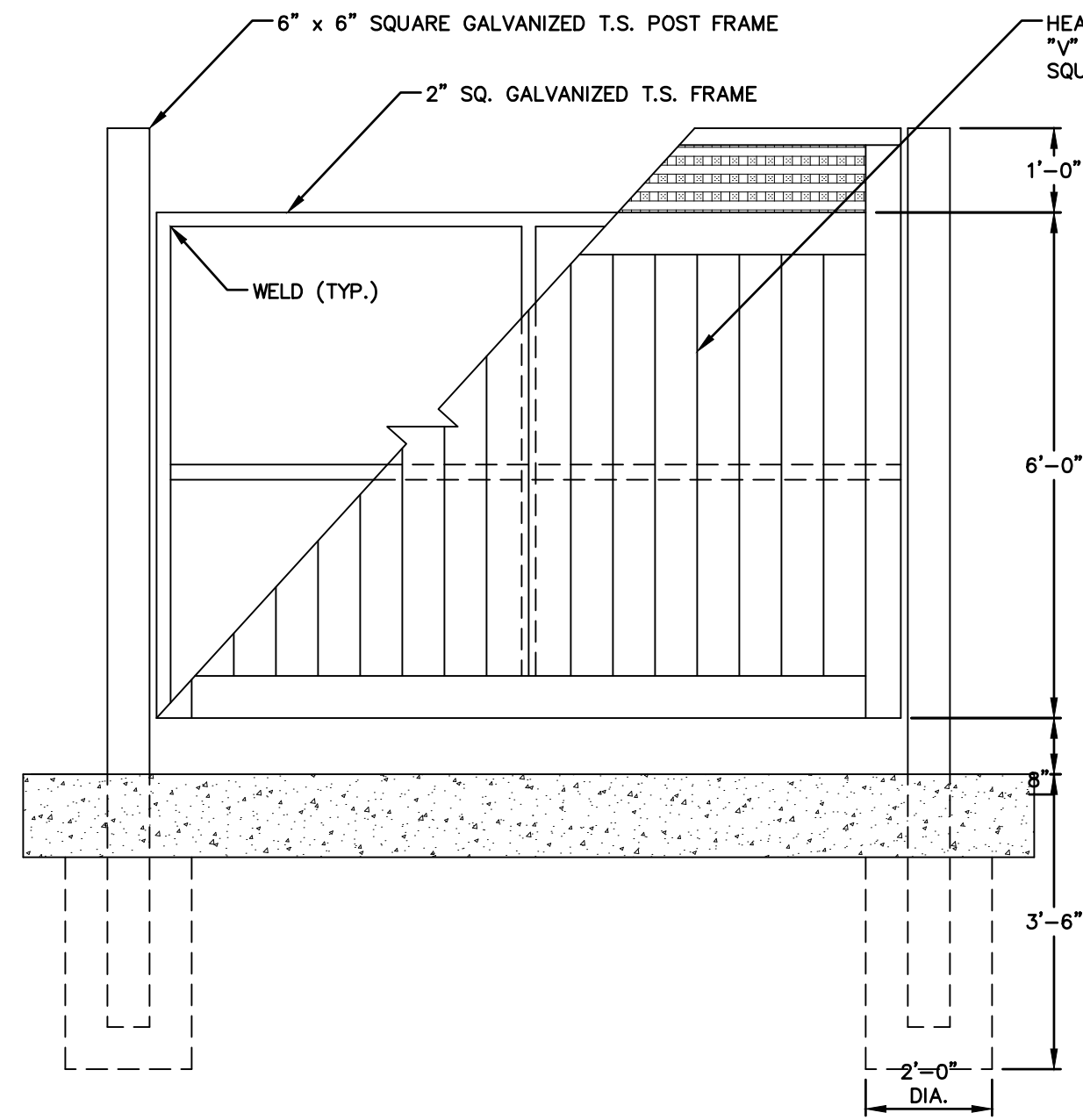
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CATE STREET DEVELOPMENT, LLC
 DETAILS
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

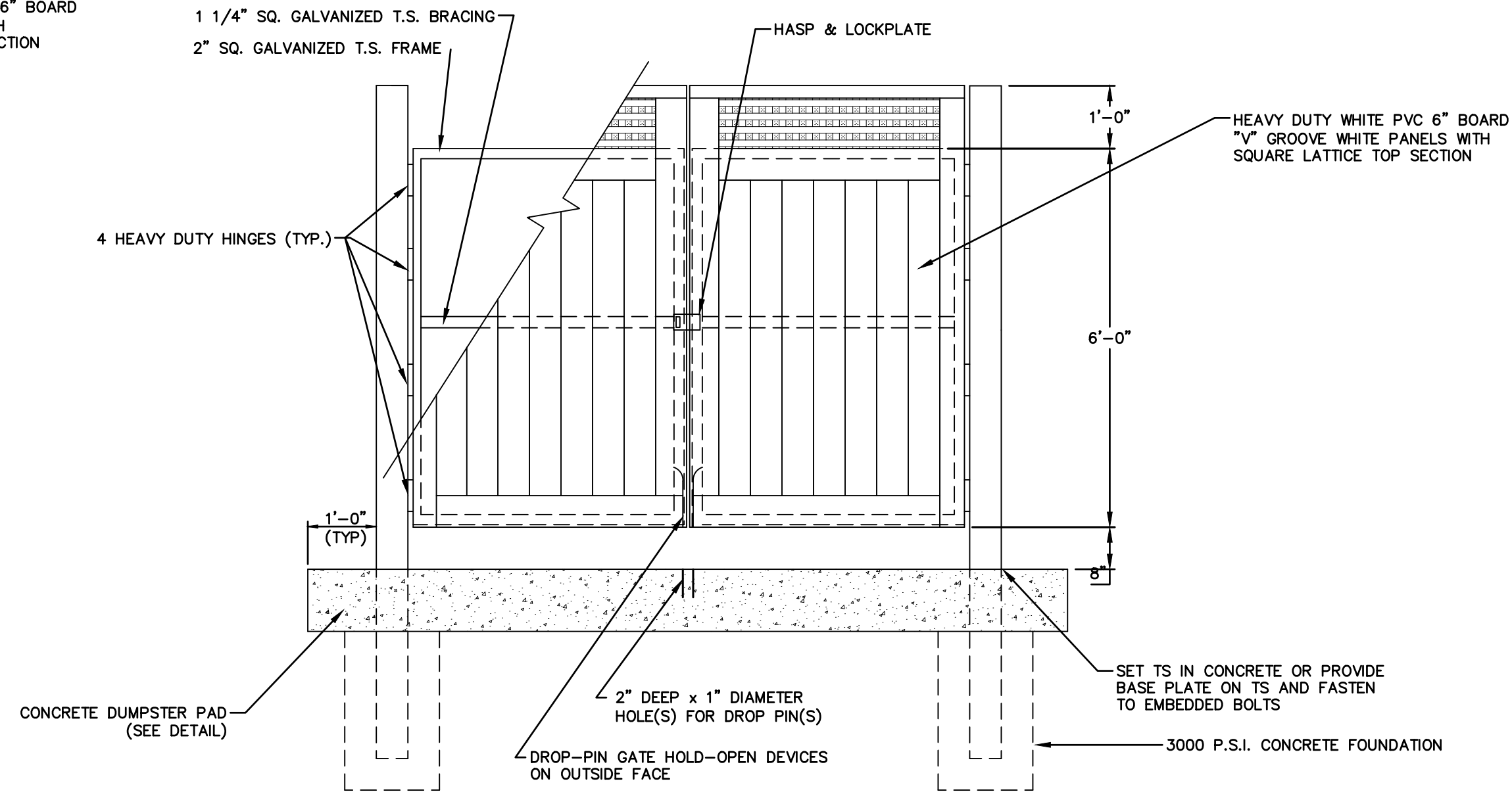
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 DATE: 02/05/2019

CD-506

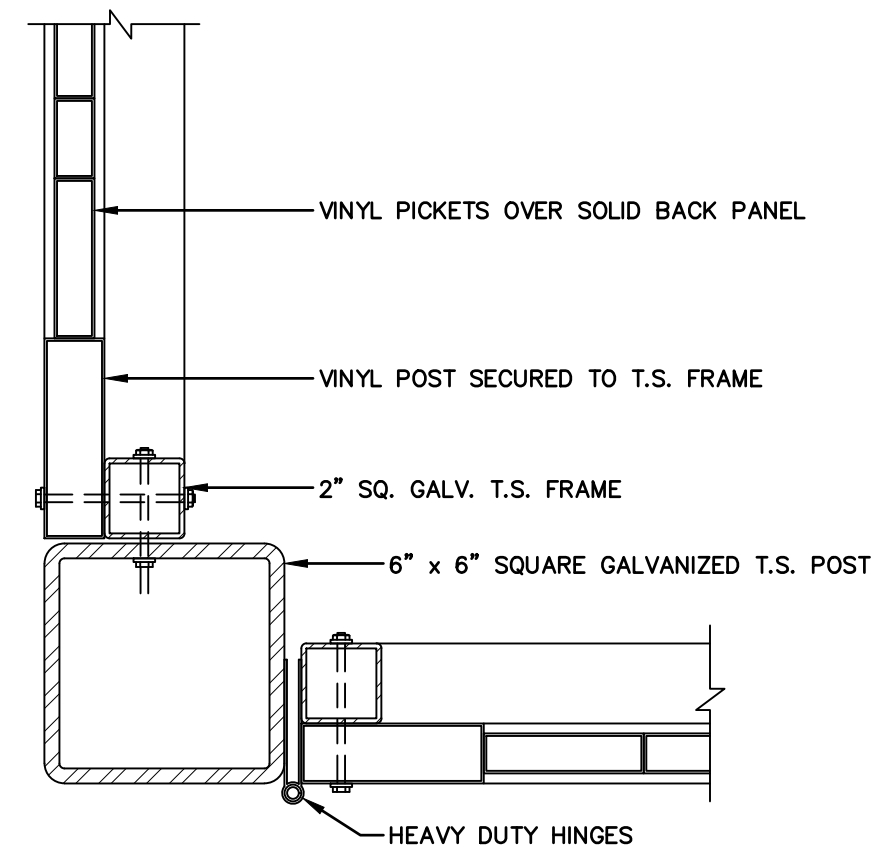
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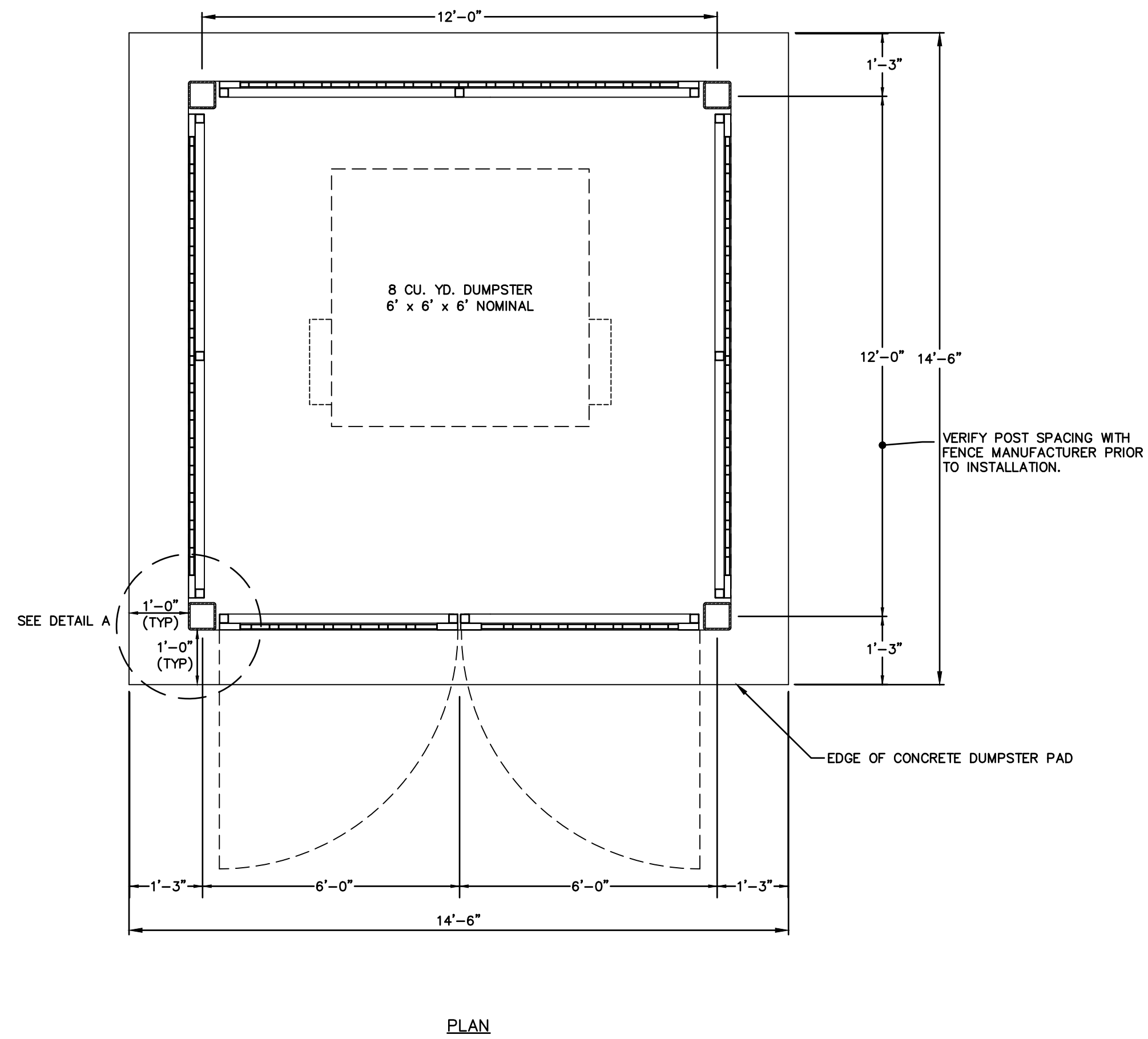
SIDE ELEVATION



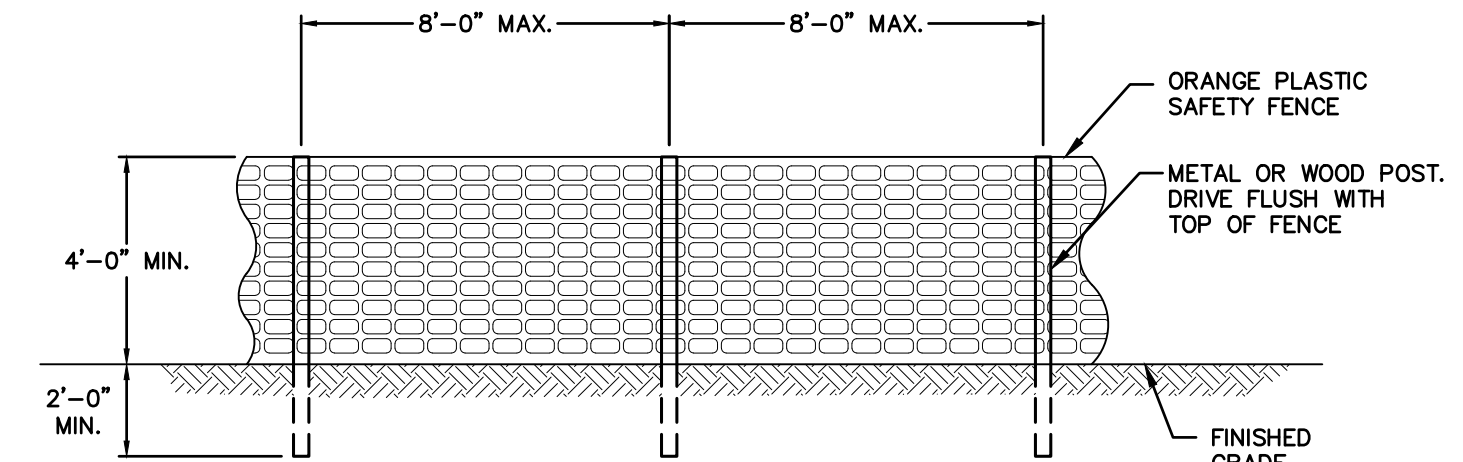
FRONT ELEVATION



DETAIL A



PLAN



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

SINGLE DUMPSTER ENCLOSURE
 SCALE: N.T.S.

PROTECTIVE SAFETY FENCE
 SCALE: N.T.S.

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

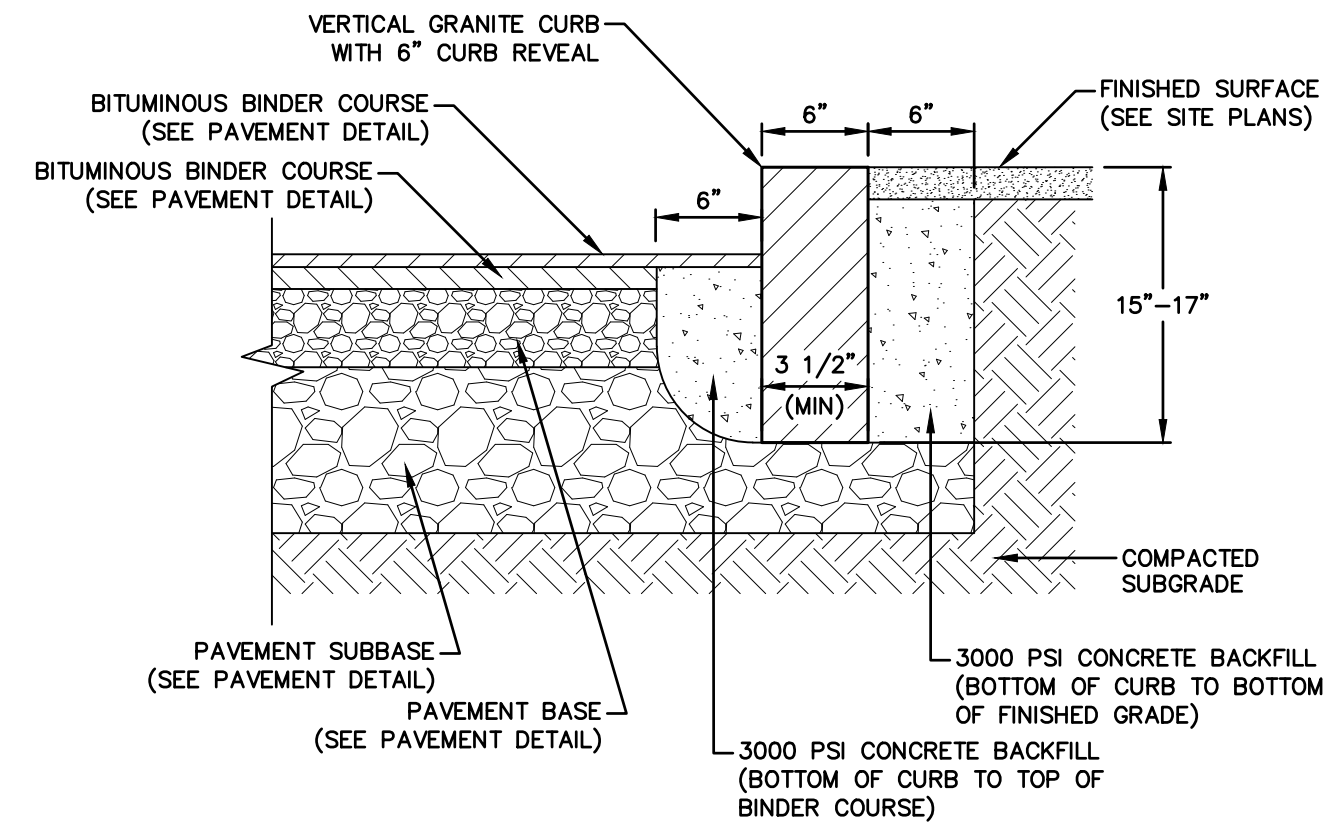
SCALE: HORIZ.: NTS
 VERT.:
 DATUM:
 HORIZ.:
 VERT.:
 GRAPHIC SCALE

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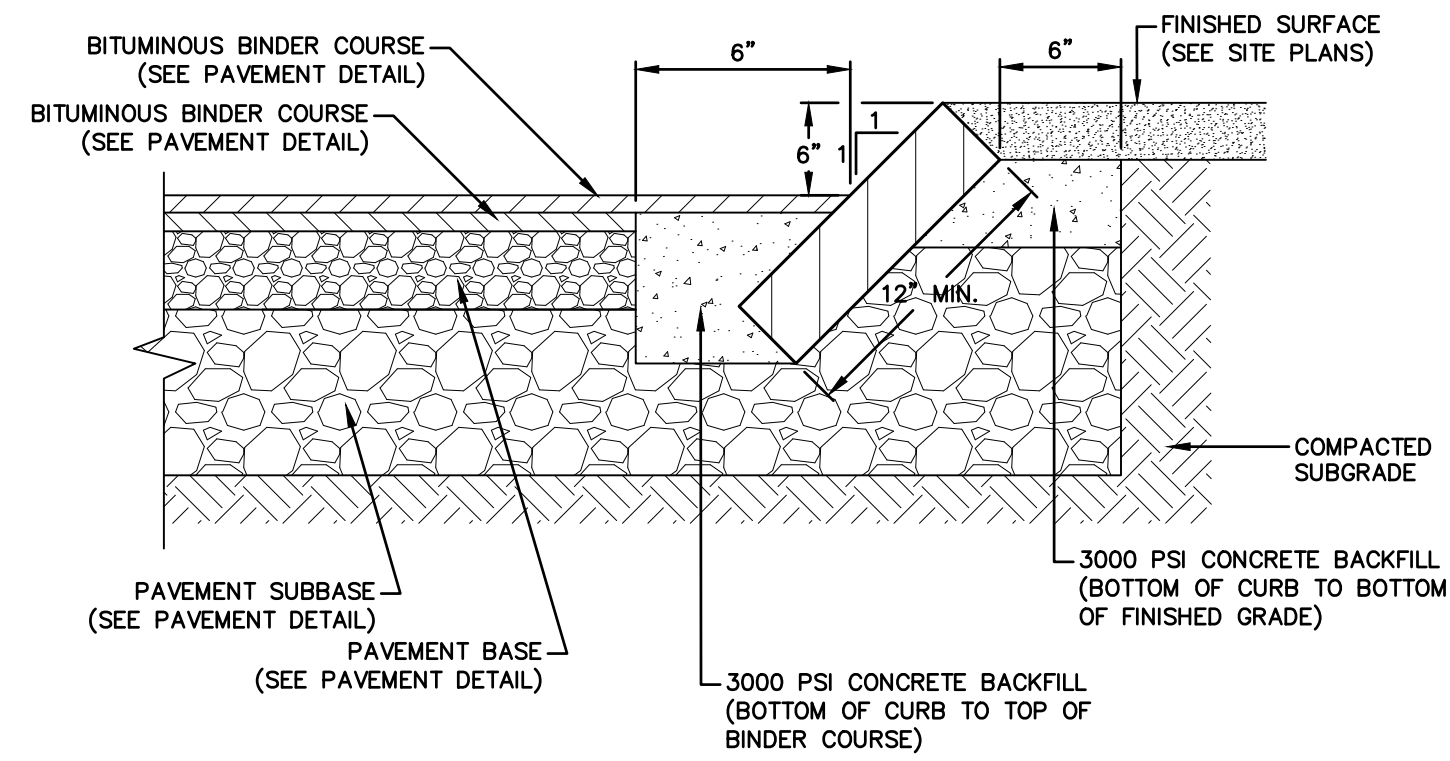
CATE STREET DEVELOPMENT, LLC
 DETAILS
 WEST END YARDS
 PORTSMOUTH NEW HAMPSHIRE

PROJ. No.: 20180317.A10
 DATE: 02/05/2019

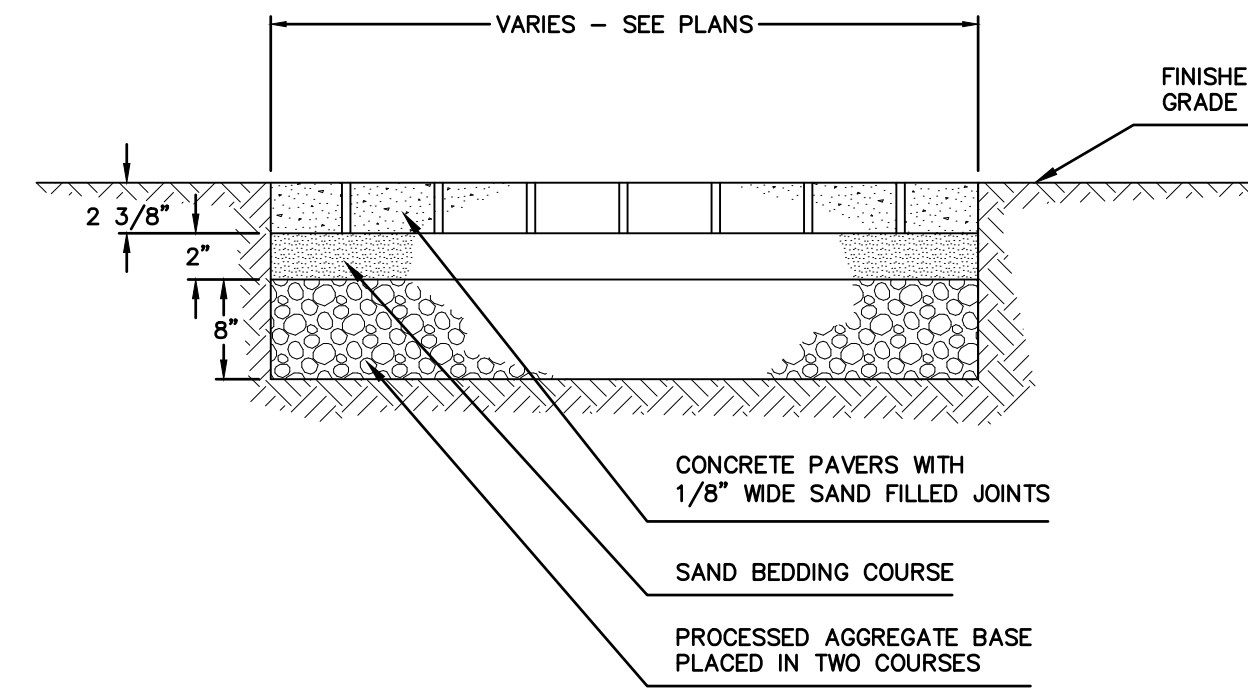
CD-507



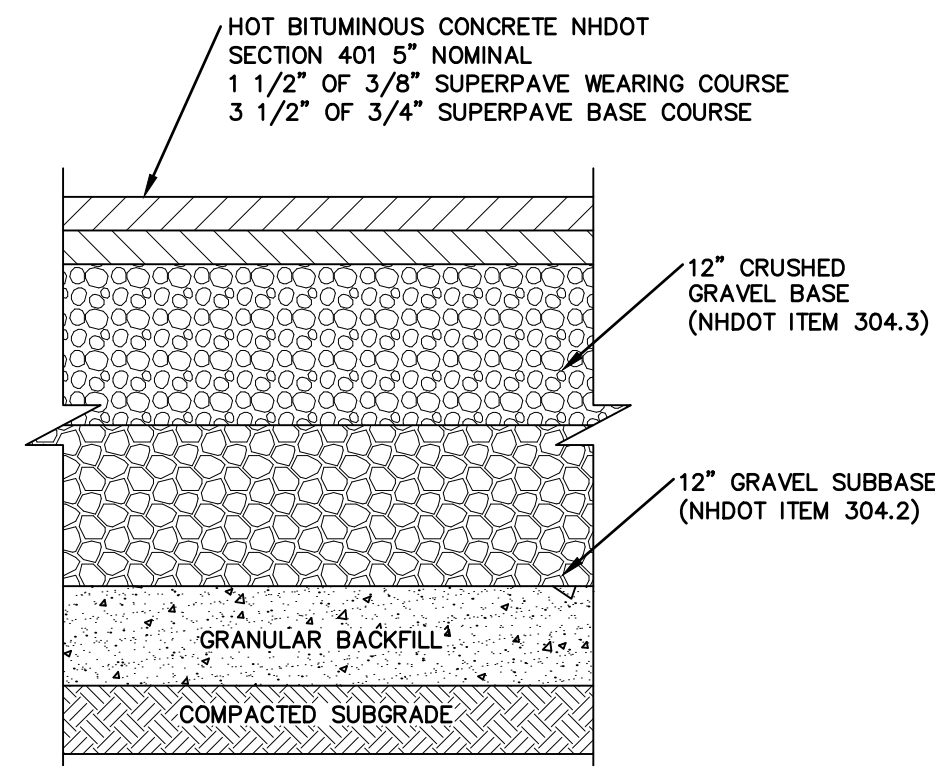
VERTICAL GRANITE CURB INSTALLED
SCALE: NOT TO SCALE



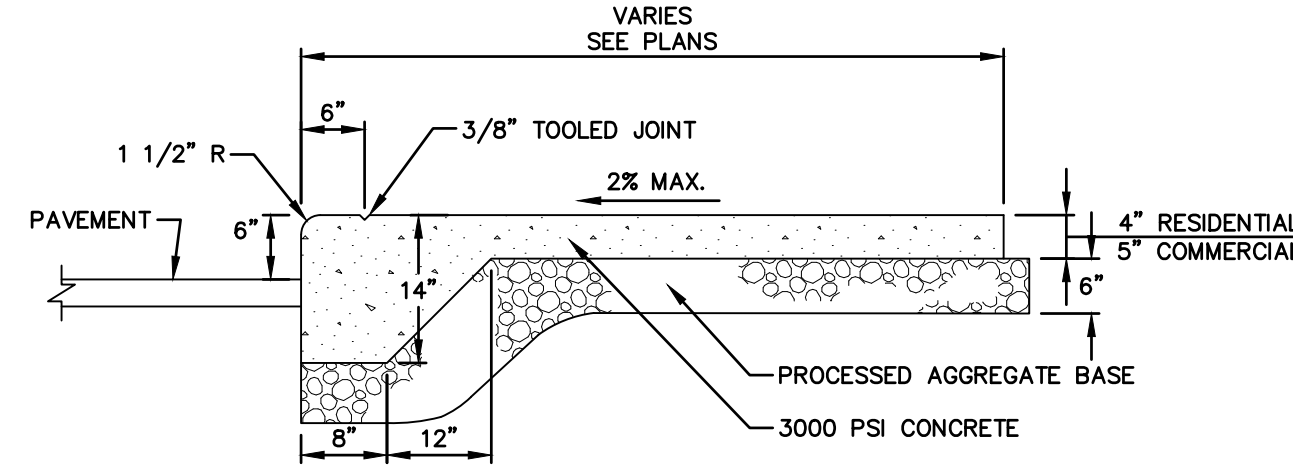
SLOPED GRANITE CURB INSTALLED
SCALE: NOT TO SCALE



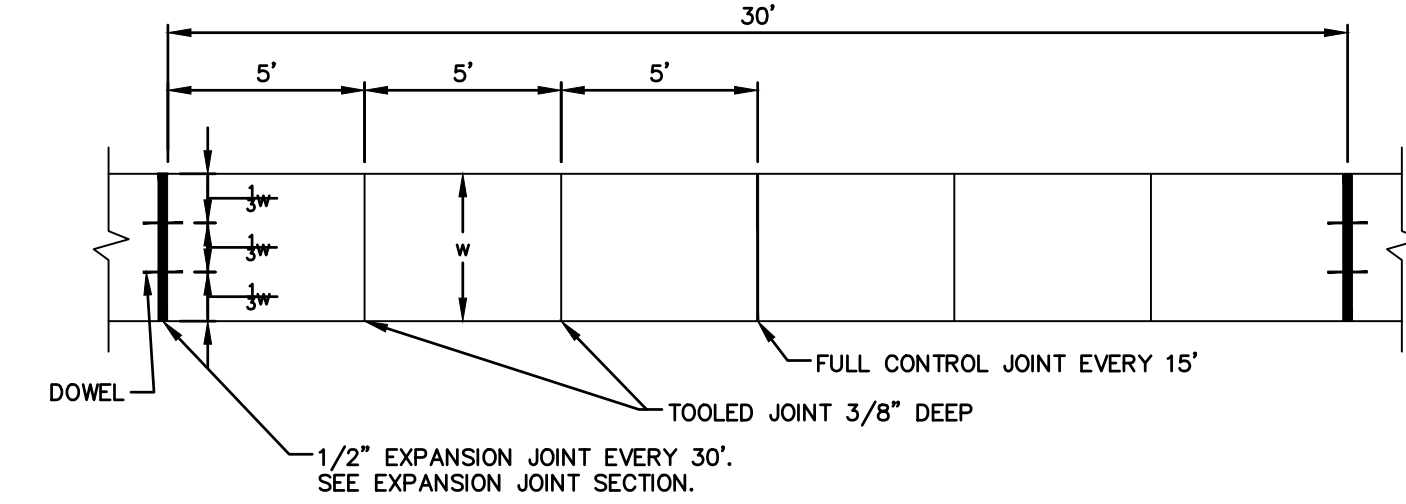
CONCRETE PAVER SIDEWALK
NOT TO SCALE



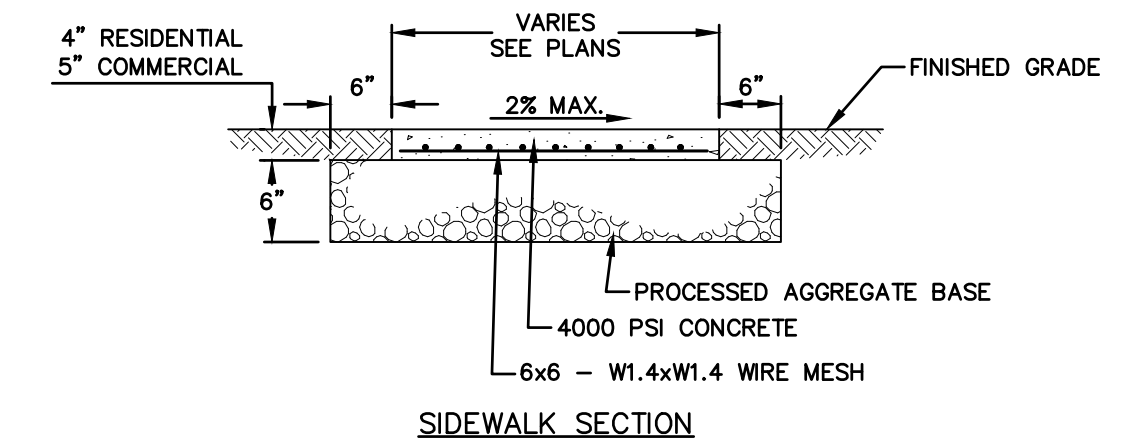
TYPICAL PAVEMENT SECTION
NOT TO SCALE



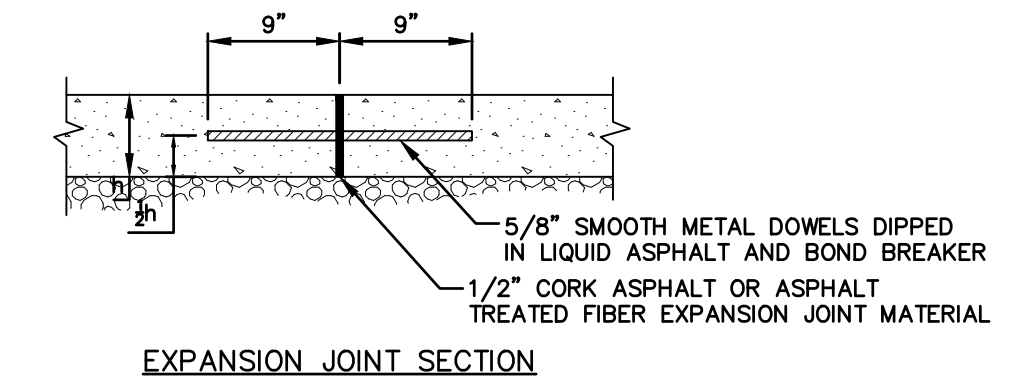
MONOLITHIC CONCRETE CURB AND WALK
SCALE: NOT TO SCALE



PLAN

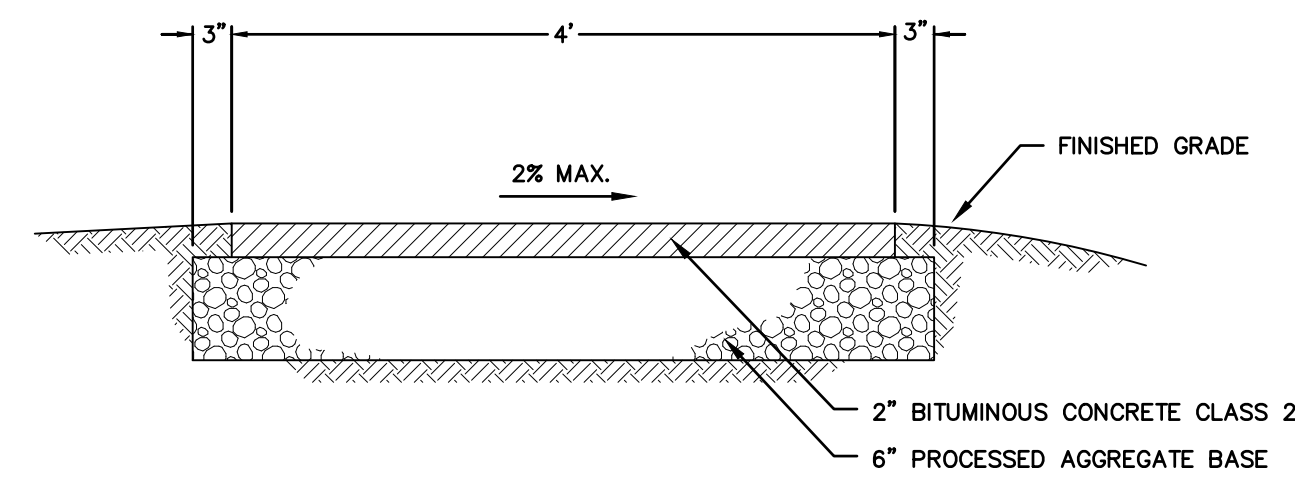


SIDEWALK SECTION



EXPANSION JOINT SECTION

CONCRETE SIDEWALK
SCALE: NOT TO SCALE



BITUMINOUS CONCRETE WALK
NOT TO SCALE

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

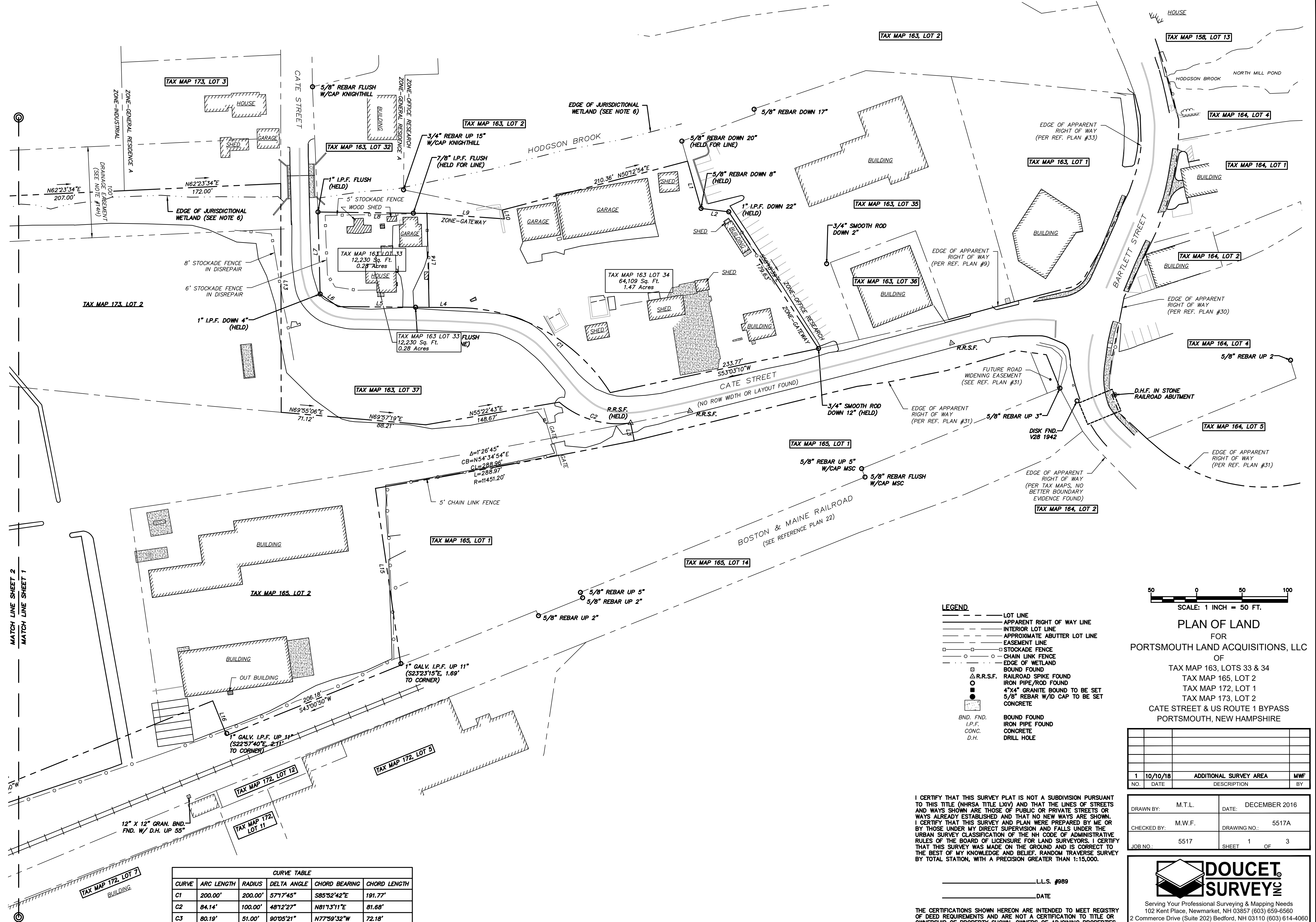
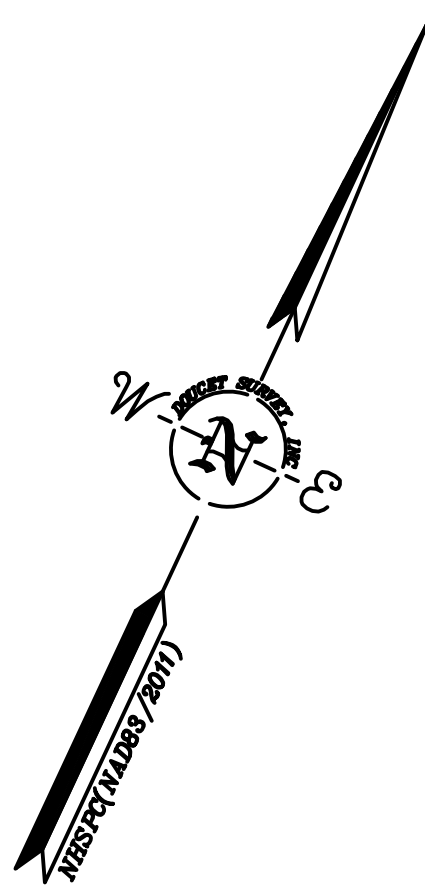
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	VERT.: NTS
DATUM:	HORIZ.: FINISHED GRADE
	VERT.: FINISHED GRADE
	GRAPHIC SCALE

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

PROJ. No.: 20180317.A10
DATE: 02/05/2019

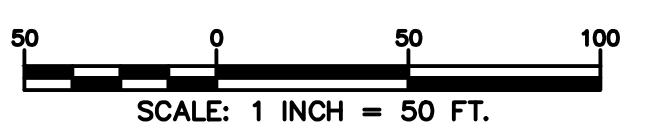
CD-508



LINE	BEARING	DISTANCE
L1	S40°55'22"E	54.00'
L2	N71°55'42"E	30.64'
L3	S36°26'29"E	20.01'
L4	S65°28'25"W	31.49'
L5	S65°28'25"W	100.01'
L6	N79°44'51"W	24.00'
L7	N26°33'24"W	90.08'
L8	N65°44'42"E	119.82'
L9	N69°04'00"E	85.18'
L10	N38°11'17"W	10.00'
L11	N32°56'35"W	25.61'
L12	S66°29'44"W	99.38'
L13	S25°06'26"E	251.24'
L14	S26°14'37"E	103.19'
L15	S33°10'10"E	196.10'
L16	N46°59'10"W	41.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00'	200.00'	57°17'45"	S85°52'42"E	191.77'
C2	84.14'	100.00'	48°12'27"	N81°13'11"E	81.68'
C3	80.19'	51.00'	90°05'21"	N77°59'32"W	72.18'

- LEGEND**
- LOT LINE
 - APPARENT RIGHT OF WAY LINE
 - INTERIOR LOT LINE
 - APPROXIMATE ABUTTER LOT LINE
 - EASEMENT LINE
 - STOCKADE FENCE
 - CHAIN LINK FENCE
 - 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
 - CONCRETE
 - BND. FND. BOUND FOUND
 - I.P.F. IRON PIPE FOUND
 - CONC. CONCRETE
 - D.H. DRILL HOLE



PLAN OF LAND
FOR
PORTSMOUTH LAND ACQUISITIONS, 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	ADDITIONAL SURVEY AREA DESCRIPTION	MWF BY
1	10/10/18		

DRAWN BY:	M.T.L.	DATE:	DECEMBER 2016
CHECKED BY:	M.W.F.	DRAWING NO.:	5517A
JOB NO.:	5517	SHEET	1 OF 3

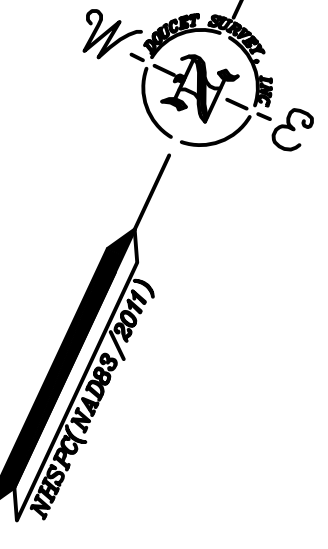
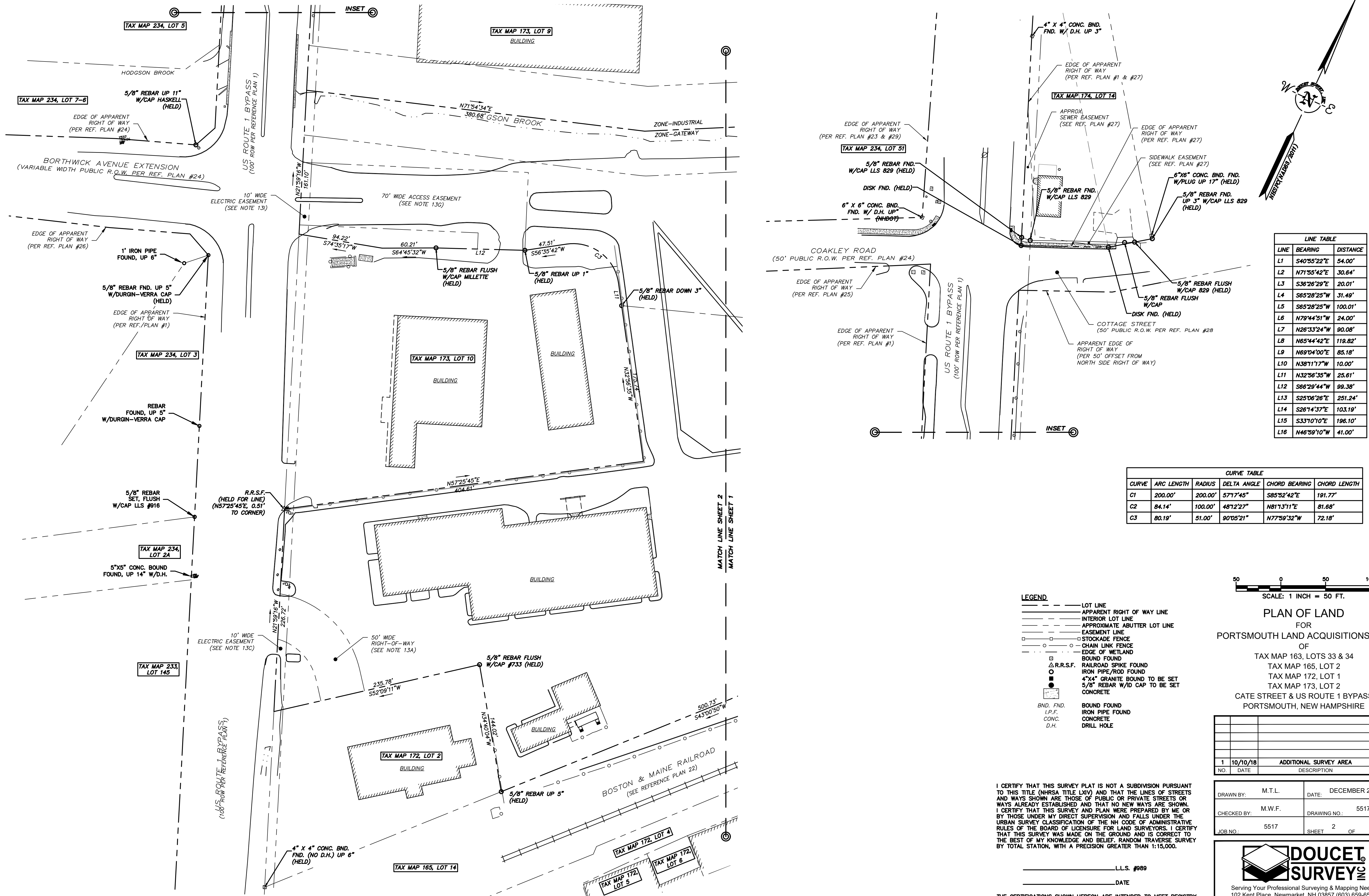
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE (NHRSA TITLE LXIV) AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

L.L.S. #989
DATE

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.

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10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

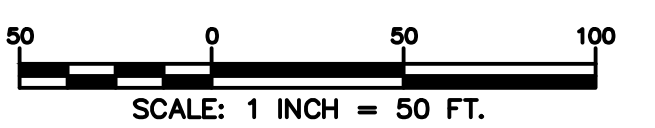
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 DATE: 12/11/18
 DRAWN BY: M.T.L.
 CHECKED BY: M.W.F.
 JOB NO.: 5517
 SHEET: 2 OF 3
 DATE: DECEMBER 2018



LINE	BEARING	DISTANCE
L1	S40°55'22"E	54.00'
L2	N71°55'42"E	30.64'
L3	S36°26'29"E	20.01'
L4	S85°28'25"W	31.49'
L5	S85°28'25"W	100.01'
L6	N79°44'51"W	24.00'
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L16	N46°59'10"W	41.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C3	80.19'	51.00'	90°05'21"	N77°59'32"W	72.18'

- LEGEND**
- LOT LINE
 - - - APPARENT RIGHT OF WAY LINE
 - INTERIOR LOT LINE
 - - - APPROXIMATE ABUTTER LOT LINE
 - - - EASEMENT LINE
 - STOCKADE FENCE
 - CHAIN LINK FENCE
 - EDGE OF WETLAND
 - BOUND FOUND
 - △ R.R.S.F.
 - RAILROAD SPIKE FOUND
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 - 4"x4" GRANITE BOUND TO BE SET
 - 5/8" REBAR W/ID CAP TO BE SET
 - CONCRETE
 - BOUND FOUND
 - IRON PIPE FOUND
 - CONCRETE
 - DRILL HOLE
 - BND. FND.
 - I.P.F.
 - CONC.
 - D.H.



PLAN OF LAND
 FOR
PORTSMOUTH LAND ACQUISITIONS, 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	ADDITIONAL SURVEY AREA DESCRIPTION	MWF
1	10/10/18		

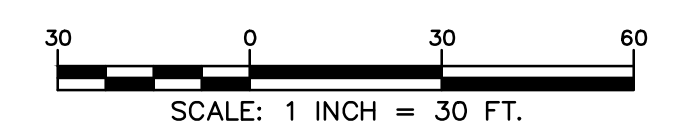
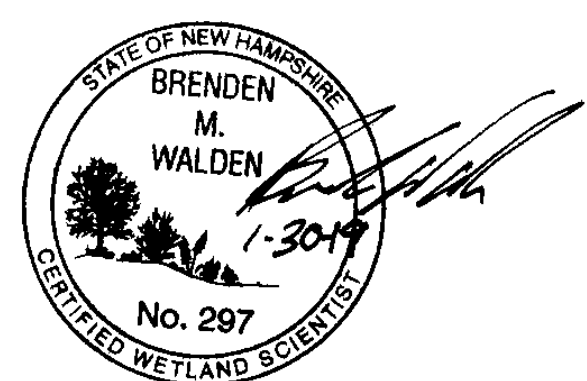
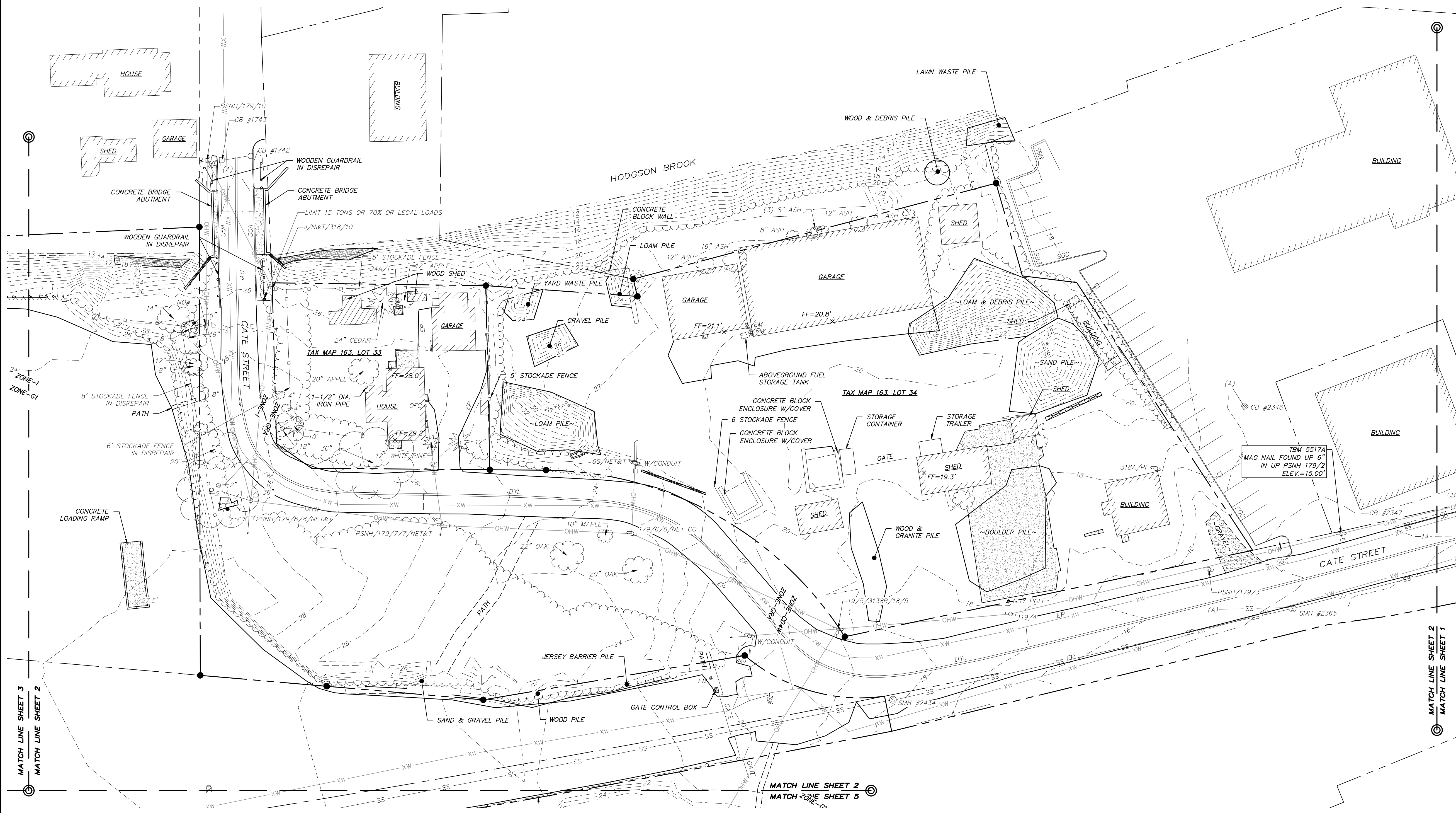
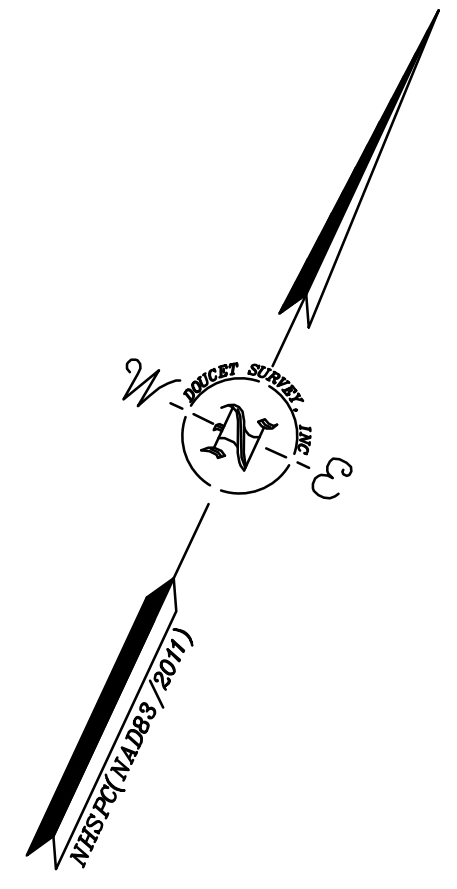
DRAWN BY:	M.T.L.	DATE:	DECEMBER 2018
CHECKED BY:	M.W.F.	DRAWING NO.:	5517A
JOB NO.:	5517	SHEET	2 OF 3

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE (NH RSA TITLE LXIV) AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

_____ L.L.S. #989
 _____ DATE

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.

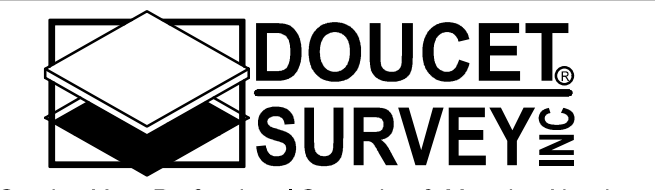
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TOPOGRAPHIC PLAN
 FOR
CATE STREET DEVELOPMENT, LLC
 OF
 TAX MAP 163, LOTS 33 & 34
 TAX MAP 165, LOT 2
 TAX MAP 172, LOT 1
 TAX MAP 173, LOT 2
 CATE STREET & US ROUTE 1 BYPASS
 PORTSMOUTH, NEW HAMPSHIRE

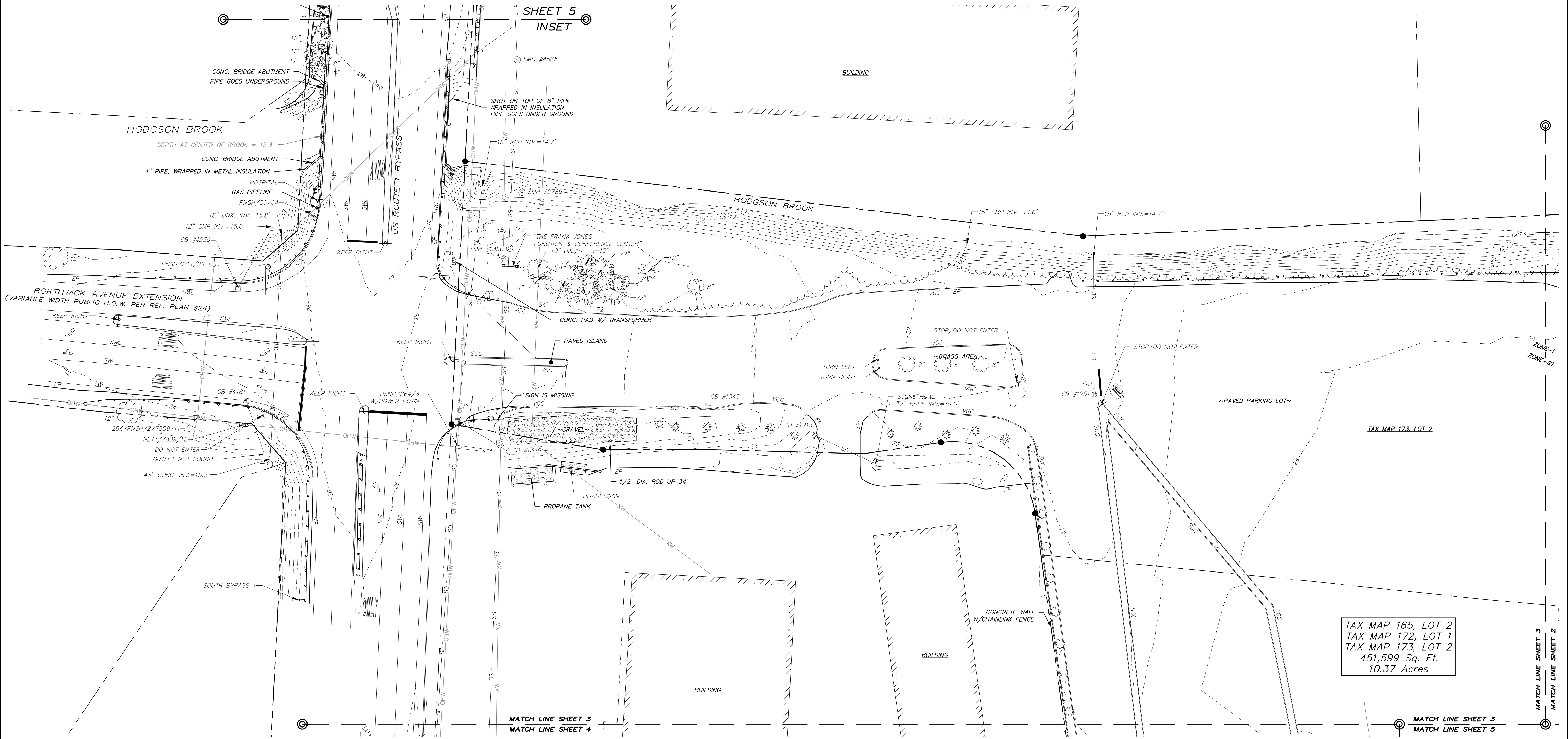
NO.	DATE	DESCRIPTION	BY
2	1/30/19	REVISE WETLAND NOTE & OWNER INFO.	MWF
1	10/10/18	ADDITIONAL SURVEY AREA	MWF

DRAWN BY:	M.T.L.	DATE:	DECEMBER 2016
CHECKED BY:	M.W.F.	DRAWING NO.:	5517A
JOB NO.:	5517	SHEET	2 OF 5

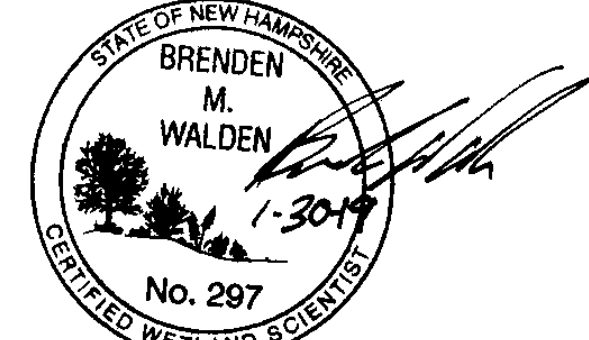


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FILE NAME: \\P:\PROJECTS\5517_CSD (5517)\DWG\5517A_CSD.dwg LAYOUT NAME: 5517P.DWG PLOTTED: Wednesday, January 30, 2019 - 9:35am



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



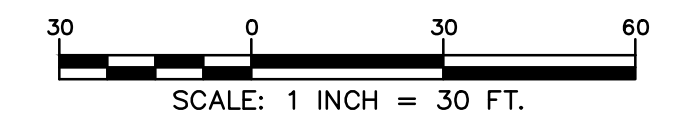
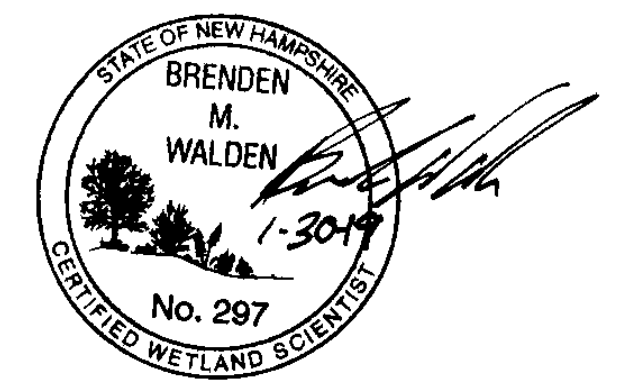
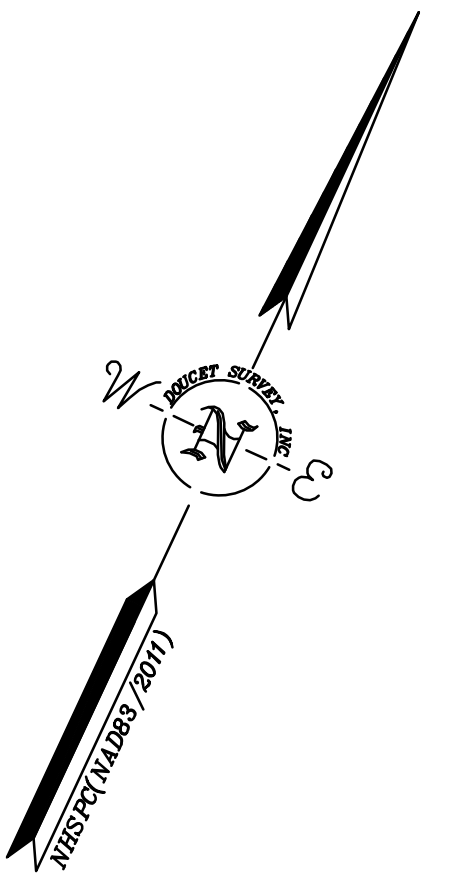
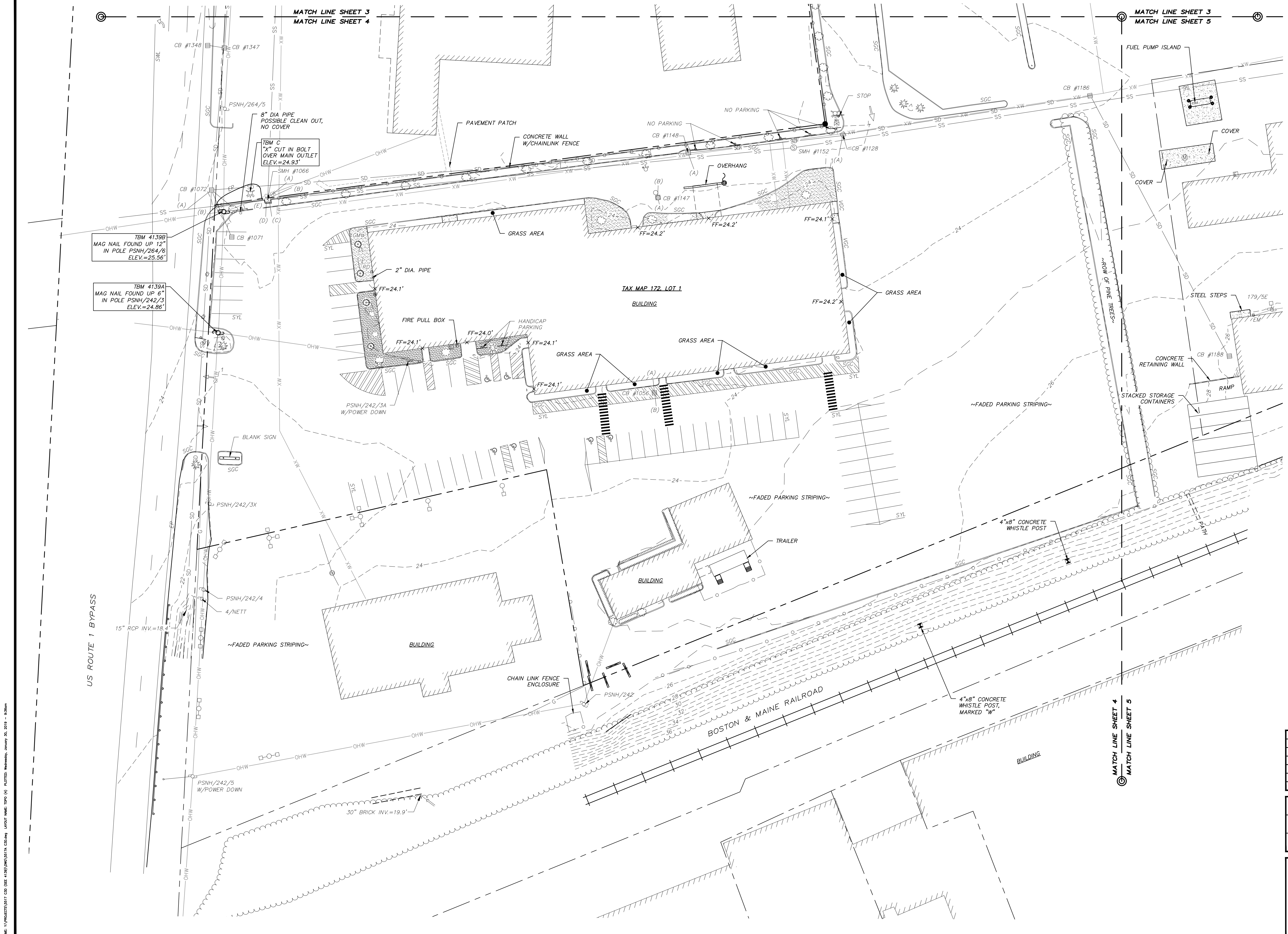
TOPOGRAPHIC PLAN
FOR
CATE STREET DEVELOPMENT, LLC
OF
TAX MAP 163, LOTS 33 & 34
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CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE

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

DRAWN BY:	M.T.L.	DATE:	DECEMBER 2016
CHECKED BY:	M.W.F.	DRAWING NO.:	5517A
JOB NO.:	5517	SHEET	3 OF 5

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FILE NAME: Y:\PROJECTS\5517_CSD (5517)\DWG\5517A_CSD.dwg LAYOUT NAME: TPO (3) PLOTTED: Wednesday, January 30, 2019 9:36am



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

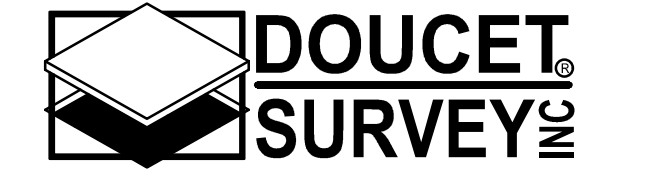
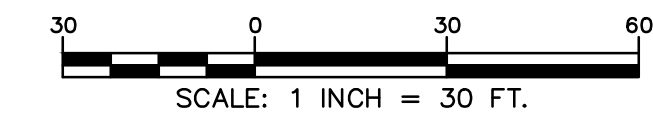
NO.	DATE	DESCRIPTION	BY
2	1/30/19	REVISE WETLAND NOTE & OWNER INFO.	MWF
1	10/10/18	ADDITIONAL SURVEY AREA	MWF

DRAWN BY:	M.T.L.	DATE:	DECEMBER 2016
CHECKED BY:	M.W.F.	DRAWING NO.:	5517A
JOB NO.:	5517	SHEET	4 OF 5

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

FILE NAME: \\PRODUCTS\5517_CAD (S&M)\5517A_CADD.dwg LAYOUT NAME: 5517.dwg PLOTTED: Wednesday, January 30, 2019 - 9:36am

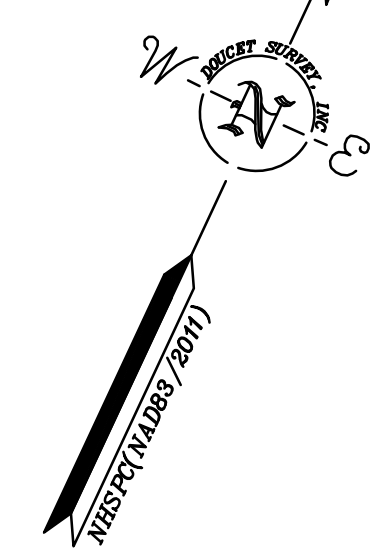
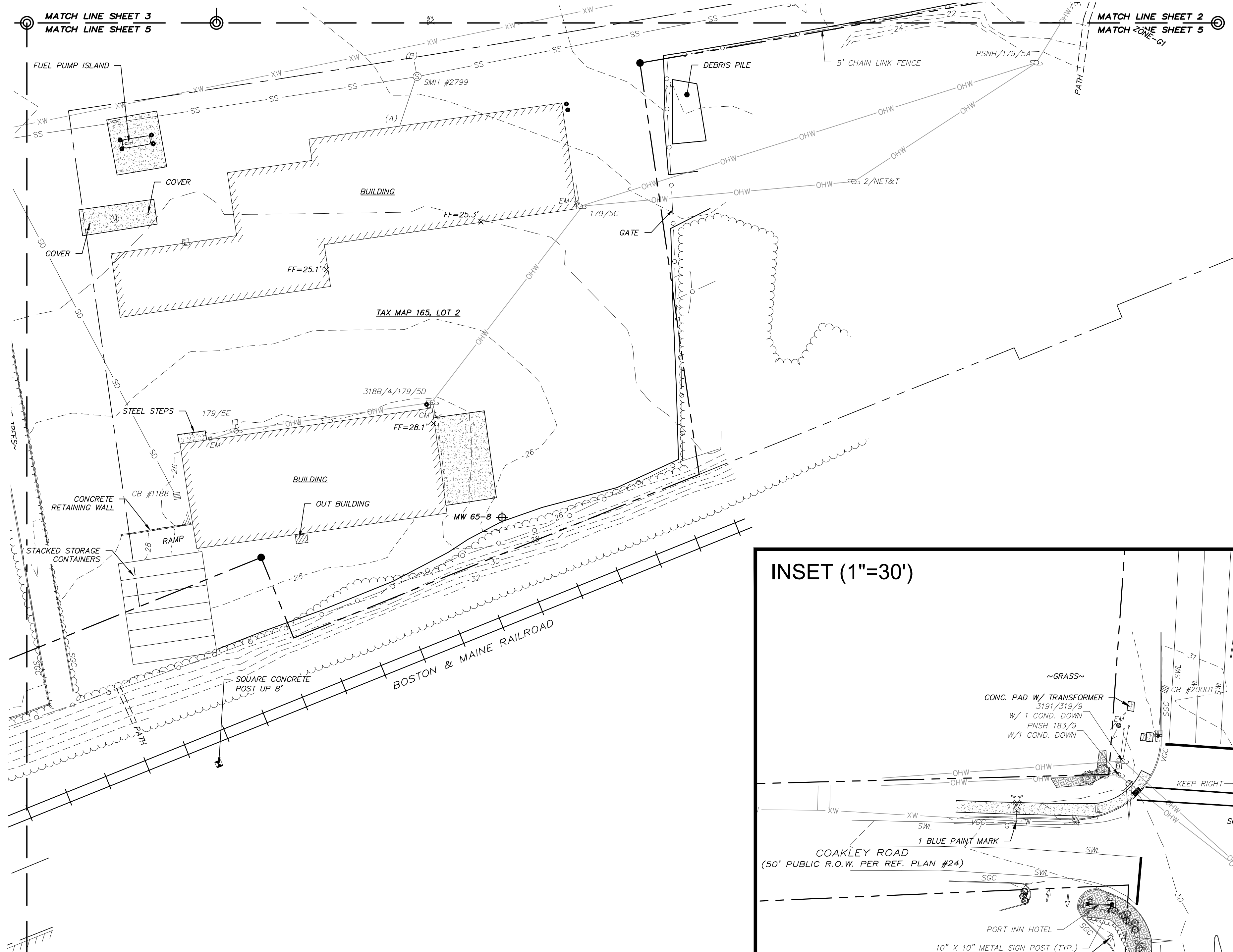
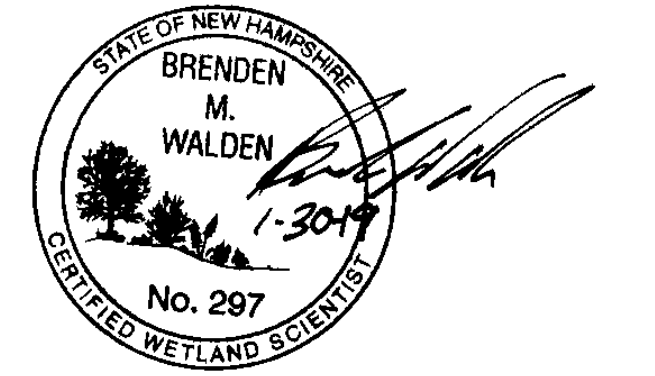
TOPOGRAPHIC PLAN
FOR
CATE STREET DEVELOPMENT, LLC
OF
TAX MAP 163, LOTS 33 & 34
TAX MAP 165, LOT 2
TAX MAP 172, LOT 1
TAX MAP 173, LOT 2
CATE STREET & US ROUTE 1 BYPASS
PORTSMOUTH, NEW HAMPSHIRE



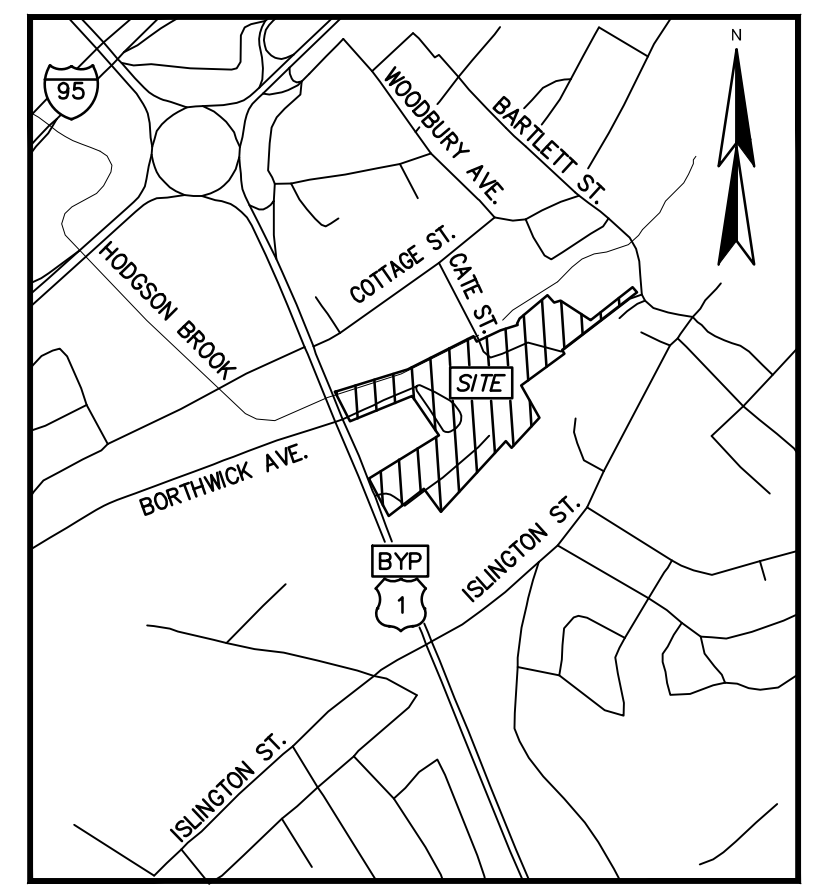
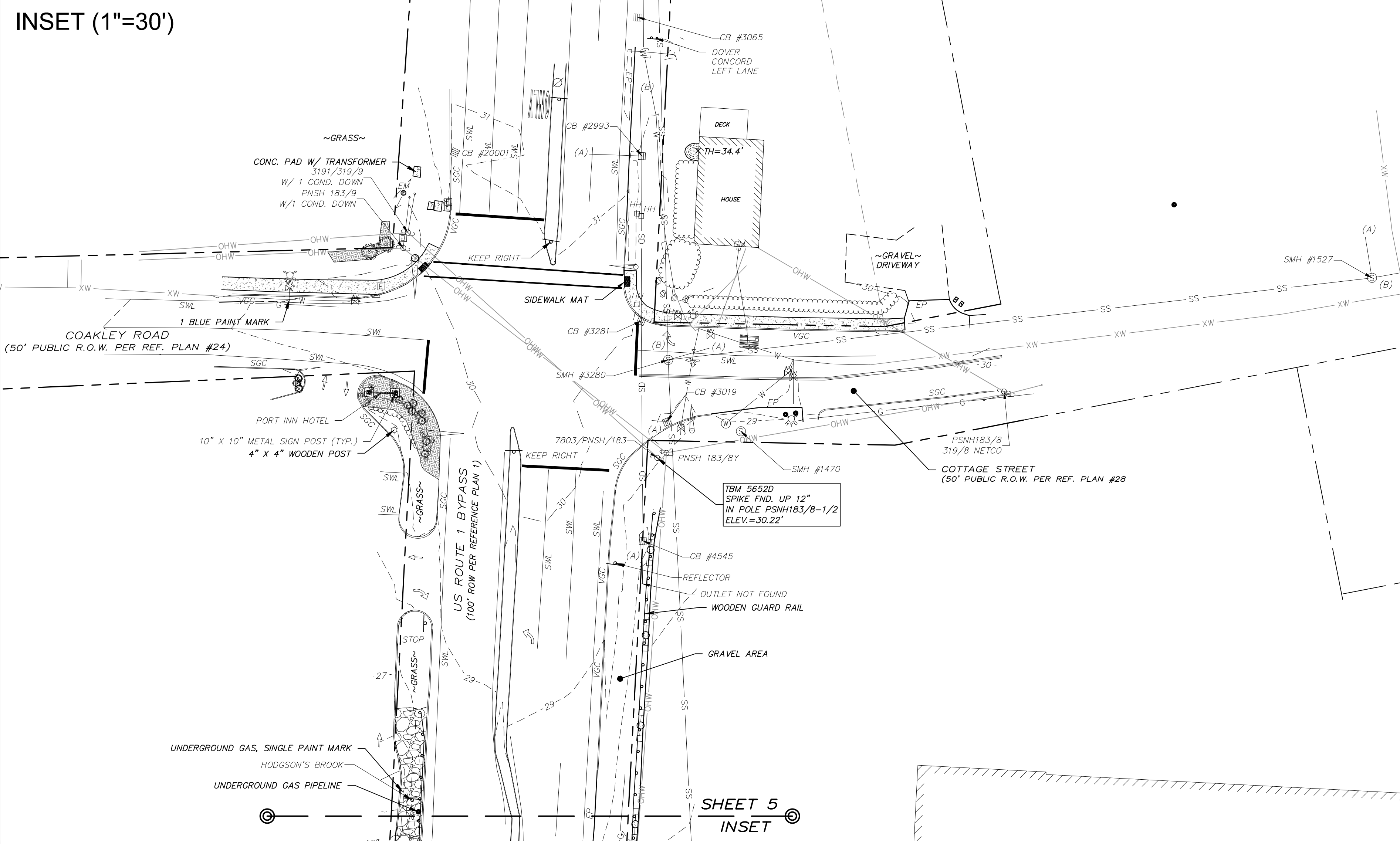
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NO.	DATE	DESCRIPTION	BY
2	1/30/19	REVISE WETLAND NOTE & OWNER INFO.	MWF
1	10/10/18	ADDITIONAL SURVEY AREA	MWF

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



INSET (1"=30')



MATCH LINE SHEET 4
 MATCH LINE SHEET 5
 FILE NAME: Y:\PROJECTS\5517A_CSD (SHE. 4130)\DWG\5517A_CSD.dwg LAYOUT NAME: TPO (2) PLOTTED: Wednesday, January 30, 2019 - 9:27am

CITY OF PORTSMOUTH
NEW HAMPSHIRE

WORK SESSION
APPLICATION

TECHNICAL ADVISORY COMMITTEE

1+(see

Map 172 Lot below Zone G1 Wetlands: Inland X Coastal _____ Lot Area 13.3AC+/-

Date of Approvals (Indicate if Pending)		
Conservation Commission <u>Pending</u>	Conditional Use _____	Board of Adjustment _____
Historic District Commission _____	Subdivision <u>Pending</u>	Other <u>Pending</u>

Street Address _____

Description of Project including all use(s) Redevelopment of Tax maps & Lots, 163-34, 163-37, 165-2, 172-1 & 173-2 into a reconfigured Cate St. intersecting Rte 1 Bypass and a mixed use development on 9.6Ac.+/- including approximately 22,000sf retail space, office space, & 273 residential units.(see attached)

Building(s) Footprint _____ (See Attached Breakdown) Gross Floor Area _____ #of Stories _____

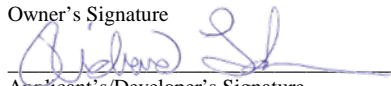
of Dwelling Units 273+/- Number of Parking Spaces: Existing _____ Total Proposed 495+/- Unknown

Print Information Below			
Property Owner's Name <u>Torrington Properties c/o Jay Bisognano</u>			
Street Address <u>60K Street</u>		City/Town <u>Boston</u>	State <u>MA</u> Zip <u>02127</u>
<u>978-490-5278</u>			<u>jb@torprops.com</u>
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below			
Applicant's / Developer's Name <u>Torrington Properties c/o Jay Bisognano</u>			
Street Address <u>60K Street</u>		City/Town <u>Boston</u>	State <u>MA</u> Zip <u>02127</u>
<u>978-490-5278</u>			<u>jb@torprops.com</u>
Telephone #	Cell Phone #	Fax #	Email Address

Print Information Below (Include Additional Contact Information on Next Page)			
Check One: Owner's Attorney <input checked="" type="checkbox"/> Applicant's Attorney <input type="checkbox"/> Engineer <input type="checkbox"/> Surveyor <input type="checkbox"/> Other <input type="checkbox"/> If other, state relationship _____			
Representative's Name <u>John Bosen, Bosen & Associates</u>			
Street Address <u>266 Middle Street</u>		City/Town <u>Portsmouth</u>	State <u>NH</u> Zip <u>03801</u>
<u>603-427-5500</u>			<u>jbosen@bosenandassociates.com</u>
Telephone #	Cell Phone #	Fax #	Email Address

I hereby apply for an informal work session with the Technical Advisory Committee and understand that a formal Site Review application shall be required in order to seek final approvals. I also acknowledge that a formal Site Review application and fee shall be required to comply with all of the ordinances and any stipulations of the Site Review Committee of the City of Portsmouth in the development and construction of this project.

Owner's Signature 	Jay Bisognano Print Owner's Name	Date
Applicant's/Developer's Signature (Agent)	Rick Lundborn, PE Print Applicant's/Developer's Name (Agent)	2/5/19 Date

At a minimum, the application for a Work Session shall include a site or subdivision plan reflecting the existing and proposed conditions. Any additional information the applicant wishes to provide for review and feedback by the TAC is optional. Typically applicants will be limited to one TAC Work Session per project.

Attachments

The following materials shall be submitted to the Planning Department by the Work Session submission deadline along with the completed Application Form:

- ☒ Ten (10) folded copies of the site plan – four (4) full-size (22" x 34") and six (6) reduced (11" x 17")
- ☒ Digital copy of any plans and/or exhibits (in PDF format)

Additional Contacts

Co-Developers

Jay Bisognano

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Partner

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Josh Levy

Waterstone Property Group

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David Snell

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Mr. Rick Lundborn

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Community Development
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Project Consultant

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August Consulting, PLLC
President

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www.augustpllc.com

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Principal

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Mr. Preston Hunter

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Vice President, LEED AP
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Owner's Representative

Stephen Leonard

Owner's Construction Representative...
Owner

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