



FUSS & O'NEILL

September 26, 2018

Portsmouth Conservation Commission
c/o Peter Britz, Environmental Planner / Sustainability Coordinator
City Hall
1 Junkins Avenue, 3rd Floor
Portsmouth, NH 03801

RE: Torrington Properties, Waterstone Property Group; Cate Street Re-development
Work Session - Conditional Use Permit for Buffer Encroachment
Fuss & O'Neill, Inc. Reference No. 20180317.A10

Dear Members of the Conservation Commission:

On behalf of Torrington Properties and Waterstone Properties Group, Fuss & O'Neill is requesting a Work Session with the Conservation Commission to discuss the revised plan Re-development of parcels, Tax Map 172 Lot 1, Map 173 Lot 2, Map 165 Lot 2 and Map 163 Lots 33 & 34, which in their entirety will be referred to as the "Site".

After the site walk we held with you on July 25, 2018, and comments we received from City Staff, we have revisited the site layout and made efforts to pull the limit of impervious surfaces into the property as far as we can while still addressing other issues of concern such as motorist safety on the new road. From the intersection with Route 1 Bypass and the new road to the intersection with the existing Cate Street heading toward the bridge we have pulled the impervious surfaces in from the brook roughly 25-feet in most locations when compared to the existing impervious surfaces.

It was expressed by City staff that the preference is not to allow stormwater treatment within the buffer; to this end, we have eliminated the bioretention basins between the Road and bike trail from Route 1 Bypass to Cate Street. The closed drainage will now be routed through an appropriately sized Water Quality Unit and then out the treatment swale prior to flowing to the brook. The two (2) bioretention basins located in the area of the existing PK Brown property are outside the buffer and will remain.

Included in this submission you will find:

- Summary of Improvements
- Summary of Hodgson Brook Restoration Master Plan prepared by Gove Environmental Services.
- Updated Plan Exhibits

5 Fletcher Street
Suite 1
Kennebunk, ME
04043
t 207.363.0669
800.286.2469
f 860.533.5143

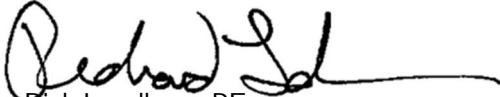
www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Conservation Commission
September 26, 2018
Page 2

If you have any questions or concerns, please do not hesitate to contact me at (207) 363-0669 x2314 or by email (rlundborn@fando.com).

Sincerely,



Rick Lundborn, PE
Branch Manager

/BH

Enclosures: Summary of Improvements
 Summary of Hodgson Brook Restoration Master Plan
 Updated Plan Exhibits

c: Torrington Properties
 Waterstone Properties Group
 Gove Environmental Services
 August Consulting, PLLC



Portsmouth Conservation Commission Work Session 09-26-18 Submission Cate Street / Frank Jones Center Re-development Design Summary

The following is a summary discussing the design features for the Cate Street / Frank Jones Center Re-development as they pertain to Stormwater, Impervious Coverage and Hodgson Brook.

Revisions:

In an effort to address comments from the site walk on July 25, 2018, the team has:

1. Shifted the bike trail into the site 25-ft +/- between Route 1 Bypass and Cate Street.
2. Eliminated stormwater treatment bioretention areas in the buffer.
3. Shifted to a design that employs a Water Quality unit in conjunction with the treatment swale to replace the treatment of the bioretention basins that were eliminated.
4. Made further revisions to the layout internal to the site and out of the buffer to find more impervious elimination.

The following sections encompass the effects of these revisions.

Properties:

Tax Map 172 Lot 1, Tax Map 173 Lot 2, Tax Map 165 Lot 2 and Tax Map 163 Lots 33 &34 and the Right of Way of Cate Street adjacent to the aforementioned lots.

Total Area: 13.3 Acres

Impervious Surface in Wetland Buffer:

The attached exhibits depict in purple both the impervious area that exists today within the wetland buffer and the reduce area proposed by this re-development.

Existing Impervious in Buffer = 64,525-sf (1.48 Acres)

Proposed Impervious in Buffer = 49,375-sf (1.12 Acres)

Proposed Reduction of Impervious in the Buffer = 15,150-sf (0.35 Acres, 23.5%)

5 Fletcher Street, Suite 1
Libby House
Kennebunk, ME 04043
207.363.0669

www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

Stormwater; Where Does It Go How Much Is Treated:

In any development or re-development the stormwater impacts to the overall watershed the project is in are of great concern. The following will discuss the current situation and the proposed

09-26-18CC_ImproveSummary.docx



design with regard to where stormwater from the 13.3-Acre project area goes and how much is treated prior to leaving the site.

Existing Condition:

Coverage:

Aside from a small wooded section on the Cate Street Right of Way, the project area today is almost entirely impervious surface. Refer to CC-100. 80.5% or 10.7-Acres of the 13.3-Acre project site is impervious.

- Existing Impervious Coverage = 10.7-Acres (80.5%)



Is the Stormwater Treated?

In the Existing Condition none of the stormwater is treated prior to leaving the site.

Stormwater Treatment:

- Pre-treatment = None (0%)
- Treatment = None (0%)

Where Does the Stormwater Go?

Today the majority of the impervious surface stormwater flows to Hodgson Brook either sheet flow or via a small number of catch basins and pipe with direct outfalls to the brook. A negligible amount of stormwater flows toward the rail road bed.

Stormwater Destination:

- Hodgson Brook, sheet flow
- Hodgson Brook, closed drainage direct outfall
- Rail Bed, sheet flow (negligible amount)

Proposed Re-Development:

Coverage:

The proposed re-development is currently proposing to reduce the impervious coverage for the entire 13.3-Acres to 66.9%, possibly less. Refer to CC-101. Site design is on-going.

This will be a reduction of 13.8% in total. As discussed above in the wetland buffer the reduction in impervious is 24%

- Proposed Impervious Coverage = 8.9-Acres (66.9%)

Is the Stormwater Treated?

In the Proposed Design the stormwater is treated prior to leaving the site.

New Cate Street:

- 25% of the re-aligned new street will flow into Bioretention areas and be treated and infiltrated. (north of the crown east of Cate Street)
- 75% of the re-aligned new street will be collected by off-line, deep sump, hooded catch basins and be pre-treated prior to flowing to a four-ft wide treatment swale and stone level spreader, then to Hodgson Brook. (south of the crown west of the Cate Street)
- 100% treatment



Retail Pad Site:

- 100% of the Retail Pad Site will drain toward the railroad Right of Way and be collected by:
 - Off-line, deep sump, hooded, catch basins and pre-treated before flowing to,
 - Subsurface Detention / Infiltration Practices*

Apartment Buildings "A" and "B":

- 100% of the Apartment Building Site will drain away from the buildings and be collected by:
 - Off-line, deep sump, hooded, catch basins and pre-treated before flowing to,
 - Subsurface Detention / Infiltration Practices*

20 Townhomes:

- 100% of the 20 townhome site will drain away from the buildings and be collected by:
 - Off-line, deep sump, hooded, catch basins and pre-treated before flowing to,
 - Subsurface Detention / Infiltration Practices*

Proposed Stormwater Treatment:

- Pre-treatment = 100%
- Treatment = 50 - 100%

*Infiltration will be utilized in the locations where it is feasible. The site soils are variable as is the Estimated Seasonal High Water Table.

Where Infiltration is not possible for the building sites, lined subsurface detention systems with pre-treatment will be employed and either tied into the drainage main flowing to the treatment swale and Hodgson Brook or to the existing City drainage system in Bartlett Street which ultimately flows to North Mill Pond.

Where Does the Stormwater Go?

In the Proposed Design the current Stormwater flow pattern of almost all of the stormwater flowing to Hodgson Brook without any treatment will be changed. As discussed above:

New Street Stormwater Destination:

- Infiltration via Bio Retention Basins
- Hodgson Brook, via treatment Swale

Retail Pad Site Stormwater Destination:

- Infiltration via Subsurface Detention/Infiltration Structures
- Hodgson Brook, via overflows to drainage main and ultimately to treatment Swale



Apartment Buildings "A" and "B":

- Infiltration via Subsurface Detention/Infiltration Structures
- Hodgson Brook, via overflows to drainage main and ultimately to treatment Swale

20 Townhomes:

- Infiltration via Subsurface Detention/Infiltration Structures
- Hodgson Brook, via overflows to drainage main, Bartlett Street drainage system

Ability to Meet NHDES Alteration of Terrain Requirements:

The Existing Condition does not meet any of the modern requirements of NHDES Alteration of Terrain.

The Proposed Design is being prepared in a way that will meet all of the NHDES Alteration of Terrain requirements and good engineering practice standards.

Comparison, Existing Condition to Proposed Design:

	Impervious Surface in Wetland Buffer	Total Project Area Impervious Coverage	Stormwater Pre-Treatment	Stormwater Treatment	Stormwater Destination*
Existing Condition	1.48 Ac (64,525 -sf)	10.7 Ac (80.5%)	0%	0%	Hodgson Brook
Proposed Design	1.13 Ac (49,375-sf)	8.9 Ac (66.9%)	100%	50-100%	Infiltration / Hodgson Brook
Change	-0.35 Ac (15,150-sf) 23.5% reduction	-1.8 Ac 13.6% reduction	+100% Increase in pre-treatment	+50-100% Increase in treatment (dependent on infiltration)	More distributed Stormwater release across 13.3 Ac site (Not 100% to Hodgson Brook)

*Negligible amount of stormwater flows toward the rail road right of Way. This is the same in the Existing and Proposed Condition and not mentioned in this table.

The Above table is subject to change, dependent on final parking configuration, hardscaping and sidewalk locations.

Changes will be minimal.



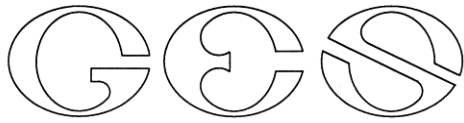
RE: Watershed Restoration Plan for Hodgson Brook: Section 6

Subject: Section 6 Explanation

The purpose of this is to address and explain in more detail as to how the proposed project for the Cate Street Redevelopment will be incorporating a majority of the points listed in Section 6 of the *Watershed Restoration Plan for Hodgson Brook*. These points within this section are designed to guide individual projects along Hodgson Brook towards actions that will improve the overall quality of Hodgson brook. The below chart will guide the explanation and go through each table found in Section 6 and look at each of the points in detail that we believe the project addresses.

Table 4 Matrix of Actions: Water Quality Restoration.

Action Number	Action Title	How the Action Title is Addressed by the Project
WQR-1	Monitor, identify, and reduce/remove sources of bacteria, turbidity, temperature, and dissolved oxygen.	The proposed treatment swale and bioretention area will reduce the speed at which the water enters the brook, and by doing so it will reduce turbidity, manage the temperature and manage the potentially harmful bacteria entering Hodgson Brook.
WQR-2	Monitor, identify, and reduce/remove sources of toxic contaminants.	There is currently no stormwater management on the site. This means the water either enters through runoff or through the catch basins that have a pipe leading directly to the brook. By implementing stormwater management onsite through the treatment swale, bioretention area and closed drainage system with a water quality unit will address the water quality of any stormwater that can enter into Hodgson Brook.
WQR-3	Monitor, identify, and reduce/remove sources of excess nutrients.	A treatment swale, bioretention area and closed drainage system with a water quality unit as well as subsurface detention/infiltration are proposed to be incorporated in the redevelopment project. These installments will help to reduce and remove sources of excess nutrients.



WQR-4	Assess solid waste problems.	Currently there is no stormwater management on the site, because of this, all stormwater enters Hodgson Brook through sheet flow across the site with evidence of it transporting solid waste to the brook. The other way stormwater enters the brook is through a catch basin that does not address solid waste removal and just allows stormwater to directly enter Hodgson Brook. Larger solid waste onsite (cans, bottles, plastics, etc.) can also be attributed to a lack of disposal areas onsite.
WQR-5	Reduce and eliminate sources of solid waste.	By implementing stormwater management onsite through the treatment swale, bioretention area and closed drainage system with a water quality unit that is directed to the city stormwater sewer, it will actively work to significantly reduce any kind of solid waste that would otherwise currently enter into Hodgson Brook. Enclosed dumpsters will be utilized for all proposed buildings as well as deep sump catch basins within the project area.

Table 5 Matrix of Actions: Water Quality Protection.

Action Number	Action Title	How the Action Title is Addressed by the Project
WQP-1	Protect stream buffers and create a demonstration stream buffer area.	The proposed project will remove approximately 0.35 acres of impervious surface currently within the buffer, this area will then be replanted with native plants that would be commonly found along a natural stream buffer.
WQP-3	Promote infiltration and filtration stormwater practices.	The design incorporates bio-retention areas, a treatment swale as well as closed drainage system with a water quality unit subsurface detention/infiltration is being designed for the on-site parking area runoff. These designs address the infiltration and filtration of stormwater across the site.



WQP-4	Install a bio-retention area.	Bio retention areas are being incorporated into the development design.
WQP-8	Retrofit storm drainage to improve water quality.	A treatment swale, bio-retention area, and closed drainage system with a water quality unit will be incorporated into the project design to address all stormwater in the proposed street. Subsurface detention/infiltration is proposed to address stormwater control and treatment in the parking areas.
WQP-9	Promote low impact development techniques.	The bio-retention area and treatment swale proposed to be constructed on site will help to promote low impact development.

Table 6 Matrix of Actions: Outreach and Education.

Action Number	Action Title	How the Action Title is Addressed by the Project
O&E-1	Post Hodgson Brook Watershed road signs.	Signs will be posted along the proposed bike trail adjacent to Hodgson Brook informing pedestrians of the Hodgson Brook Watershed.
O&E-2	Publish promotion of project.	The proposed bike path along the edge of the proposed road adjacent to Hodgson Brook will promote knowledge of the project.
O&E-3	Publicize restoration successes and events.	The success of the restoration and removal of the knotweed within the bank will publicized through the right of way access. The project will have a bike trail adjacent to the areas of restoration for public viewing.
O&E-15	Organize Hodgson Brook Shoreline Cleanup.	Inventory of discarded items has been taken and during the construction of the proposed project they can be removed by hand i.e. small garbage items cans bottles and plastic bags to help restore the bank of Hodgson Brook.

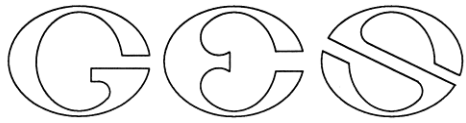


Table 7 Matrix of Actions: Habitat and Wildlife Restoration.

Action Number	Action Title	How the Action Title is Addressed by the Project
HW-1	Inventory aquatic species and evaluate instream habitat.	During the pre-development evaluation of the site, an evaluation of the instream habitat was done to establish both the underlying bottom material as well as any debris that may be in Hodgson Brook.
HW-7	Habitat Restoration.	The proposed project will remove approximately 0.35 acres of impervious surface currently within the buffer, this area will then be replanted with native plants that would can be commonly found along a natural stream buffer in NH. Other areas throughout the property will also have impervious surface removed with a total of 1 acre of impervious surface being removed across the site.

SECTION 6

Summary of Recommended Actions

Tables 4, 5, 6 and 7 provide a summary of the actions, the subwatershed(s) where the action will occur, the responsible parties, and a schedule.

Table 4 Matrix of Actions: Water Quality Restoration.

Action Number	Action Title	Subwatershed	Responsible Parties			Schedule		
			HBWC	City of Portsmouth	Other	Short Term	Mid Term	Long Term
WQR-1	Monitor, identify, and reduce/remove sources of bacteria, turbidity, temperature, and dissolved oxygen.	All subwatersheds	Coordination	Source reduction and/or removal	GBCW, VRAP, UNH, consultants	Baseline monitoring and source identification	Source reduction, monitoring	Maintenance monitoring
WQR-2	Monitor, identify, and reduce/remove sources of toxic contaminants.	All subwatersheds	Coordination	Source reduction and/or removal	GBCW, VRAP, UNH, consultants	Baseline monitoring and source identification	Source reduction, monitoring	Maintenance monitoring
WQR-3	Monitor, identify, and reduce/remove sources of excess nutrients.	All subwatersheds	Coordination	Source reduction and/or removal	GBCW, VRAP, UNH, consultants	Baseline monitoring and source identification	Source reduction, monitoring	Maintenance monitoring
WQR-4	Assess solid waste problems.	All subwatersheds	Coordination	—	Volunteers, residents	Survey on rotating schedule	Survey on rotating schedule	Maintenance monitoring
WQR-5	Reduce and eliminate sources of solid waste.	All subwatersheds	Coordination	Assistance with landowner compliance	Volunteers, residents	Cleanup based on surveys	Cleanup based on surveys	Cleanup of remaining sites

Table 5 Matrix of Actions: Water Quality Protection.

Action Number	Action Title	Subwatershed	Responsible Parties			Schedule		
			HBWC	City of Portsmouth	Other	Short Term	Mid Term	Long Term
WQP-1	Protect stream buffers and create a demonstration stream buffer area.	All subwatersheds	Coordination	Contracting with restoration consultant	DES, Volunteers	Planning and outreach	Contracting and outreach	Buffer restoration and outreach
WQP-2	Promote transportation alternatives.	All subwatersheds	Coordination	Assistance with transportation options	PDA, NHDOT	Implement	Ongoing	Ongoing
WQP-3	Promote infiltration and filtration stormwater practices.	All subwatersheds	Coordination	Planning Department and Planning/Zoning Boards	PDA, NHDOT	Incorporate practices	Ongoing	Ongoing
WQP-4	Install a bio-retention area.	All subwatersheds	Coordination	Contracting and/or construction	Businesses, Residents	Evaluation and outreach	Contracting and construction, outreach	Outreach
WQP-5	Identify and correct regulations to better protect stream buffers.	Non-PDA subwatersheds	Coordination	Planning Department and Planning/Zoning Boards	Businesses, Residents	—	Conduct review with contractor	Continue cooperation, adopt ordinances
WQP-6	Work with the Pease Development Authority to strengthen buffer protection.	PDA Subwatersheds	Coordination	Planning Department and Planning/Zoning Boards	PDA	Initiate meeting	Continue cooperation	Continue cooperation
WQP-7	Protect priority areas through land conservation.	All subwatersheds	Coordination	Planning Department	Seacoast Land Trust	Research land use and ownership	Contact and maintain dialog with landowners	Complete projects
WQP-8	Retrofit storm drainage to improve water quality.	All subwatersheds	Coordination	Department of Public Works, Planning Department	NHDOT, DES, businesses and residents	Identify sites	Contracting and Construction	Outreach
WQP-9	Promote low impact development techniques.	All subwatersheds	Coordination	Planning Department and Planning/Zoning Boards	PDA, RPC NHDOT, Developers	Develop partnerships, write grants	Coordinate with PB and ZBA on implementation	Coordinate with PB and ZBA

Table 6 Matrix of Actions: Outreach and Education.

Action Number	Action Title	Subwatershed	Responsible Parties			Schedule		
			HBWC	City of Portsmouth	Other	Short Term	Mid Term	Long Term
O&E-1	Post Hodgson Brook Watershed road signs.	All subwatersheds	Coordination	Produce Signs	Volunteers, Residents	Design, print, post	Post	—
O&E-2	Publish promotion of project.	NA	Coordination	—	Outreach Committee	Ongoing	Ongoing	Ongoing
O&E-3	Publicize restoration successes and events.							
O&E-4	Promote Hodgson Brook restoration activities through public presentations.	NA	Coordination	—	Volunteers, Consultants	Create & Present	Present	Present
O&E-5	Provide tours of the watershed.	All subwatersheds	Coordination	Obtain Permission for access	Volunteers, Residents	—	Design and offer tours	—
O&E-6	Hold a watershed walk-a-thon fundraiser.	All subwatersheds	Coordination	Permit to conduct event	Volunteers, Residents	—	Plan	Hold event
O&E-7	Promote and update the Hodgson Brook Restoration Website.	All subwatersheds	Coordination	—	Volunteers, DES	Ongoing	Ongoing	Ongoing
O&E-8	Establish “Brook Keepers” volunteer corps.	All subwatersheds	Coordination	—	Volunteers, Residents, United Way	Develop training program	Recruit and train volunteers. Volunteer activities.	Volunteer activities
O&E-9	Publicize activities through community radio.	All subwatersheds	Coordination	—	Volunteers	Ongoing	Ongoing	Ongoing
O&E-10	Publicize activities on Great Bay Area Radio.							
O&E-11	Create watershed maps for outreach and education.	All subwatersheds	Coordination	Mapping Assistance	RPC	Create maps	Ongoing	Ongoing
O&E-12	Conduct storm drain stenciling.	All subwatersheds	Coordination	Protection	Volunteers, Brook Keepers	—	Implement stenciling projects	—

continued

Table 6 Matrix of Actions: Outreach and Education (continued)

Action Number	Action Title	Subwatershed	Responsible Parties			Schedule		
			HBWC	City of Portsmouth	Other	Short Term	Mid Term	Long Term
O&E-13	Promote responsible home and yard practices.	All subwatersheds	Coordination	Mailing	Volunteers, Brook Keepers	—	Workshops	Workshops
O&E-14	Promote responsible home and yard practices through home and garden businesses.	All subwatersheds	Coordination	Mailing	Volunteers, Brook Keepers	—	—	Provide info to target audiences
O&E-15 WQR-5	Organize Hodgson Brook Shoreline Cleanup. Reduce and eliminate sources of solid waste.	All subwatersheds	Coordination	Obtain Permission for access	Volunteers, Brook Keepers	Ongoing	Ongoing	Ongoing
O&E-16	Inventory recreational assets and opportunities.	All subwatersheds	Coordination	Property ownership information	Volunteers	—	Survey and create maps	—
O&E-17	Incorporate the <i>Hodgson Brook Restoration Plan</i> into the Portsmouth Master Plan.	All subwatersheds	Coordination	Implementation	—	Work with City	—	—
O&E-18	Recognition of good stewardship practices.	All subwatersheds	Coordination	—	Volunteers	Ongoing	Ongoing	Ongoing

Table 7 Matrix of Actions: Habitat and Wildlife Restoration.

Action Number	Action Title	Subwatershed	Responsible Parties			Schedule		
			HBWC	City of Portsmouth	Other	Short Term	Mid Term	Long Term
HW-1	Inventory aquatic species and evaluate instream habitat.	All subwatersheds	Coordination	—	Volunteers, NHFG, UNH		Inventories and evaluations	Ongoing volunteer monitoring, propose restoration areas
HW-2	Survey terrestrial wildlife and habitat.							
HW-3	Survey bird species and habitat.							
HW-4	Evaluate historic and potential fish habitats and species.							
HW-5	Research and Implement Hodgson Brook Daylighting.	Middle Hodgson Brook	Coordination	Contracting	PDA, Contractor	Planning	Contracting and implementation	Maintenance
HW-6	Habitat Restoration Feasibility Study.	All subwatersheds	Coordination	—	Volunteers, NHFG, UNH	—	Conduct study Apply for funding	Secure grants
HW-7	Habitat Restoration.	All subwatersheds	Coordination	—	Volunteers, NHFG, UNH	—	—	Restoration



CATE STREET DEVELOPMENT

Portsmouth, NH

September 26, 2018

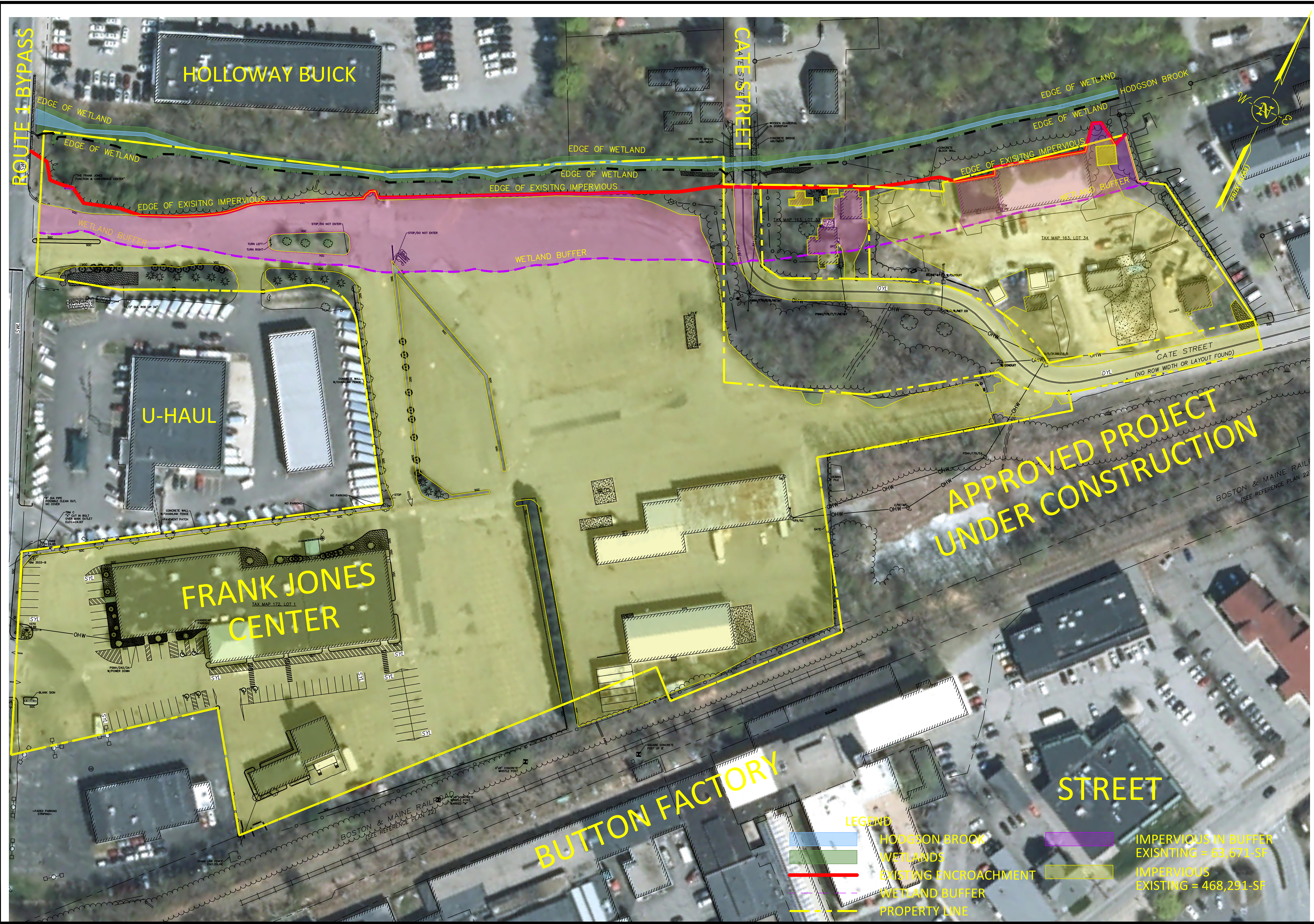




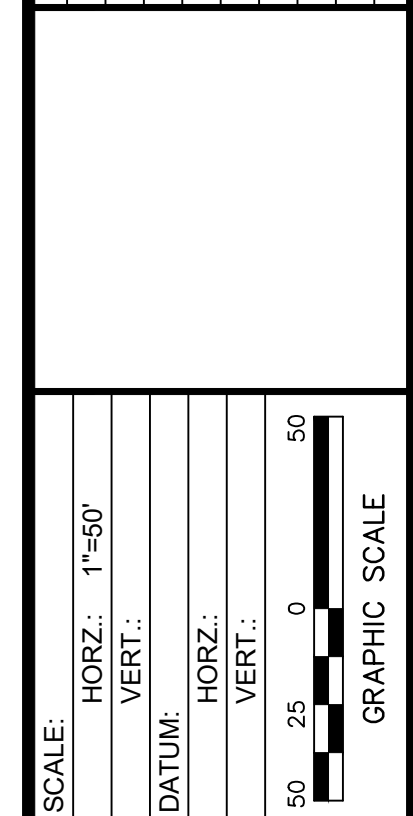
CATE STREET DEVELOPMENT

SECTION A-A

File Path: F:\P20180317A10\CH3\3Dwg20180317A10_SRV01-REV1_CONCOM.dwg Layout: CCE-100 Plotted: Tue, September 25, 2018 - 2:20 PM User: ddugl
 PLOTTER: NONE CTB File: FO 2008 MONO.CTB-STB
 LAYER STATE:



No.	DATE	DESCRIPTION	DESIGNER/REVIEWER
1.			



FUSS & O'NEILL

LIBBY HOUSE
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.6609
 www.fandoo.com

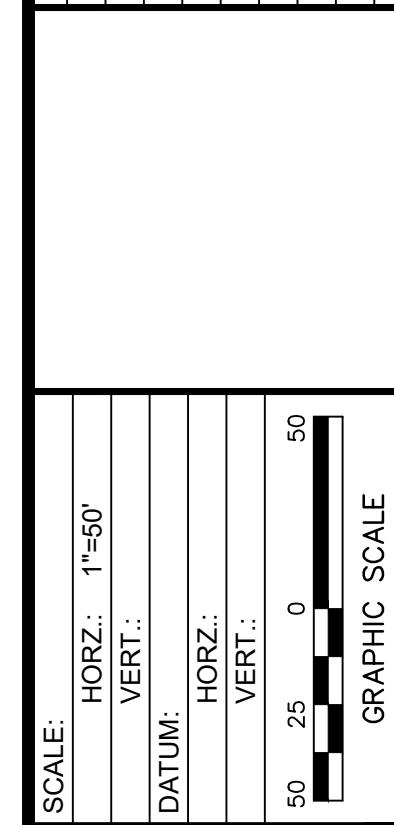
WATERSTONE PROPERTIES GROUP
 EXISTING CONDITIONS PLAN
 AERIAL EXHIBIT
 CATE STREET RE-DEVELOPMENT
 CATE STREET / ROUTE 1 PORTSMOUTH, NH

PROJ. No.: 20180317.A10
 DATE: 07/25/2018

CCE-100



No.	DATE	DESCRIPTION	DESIGNER/REVIEWER
1.			

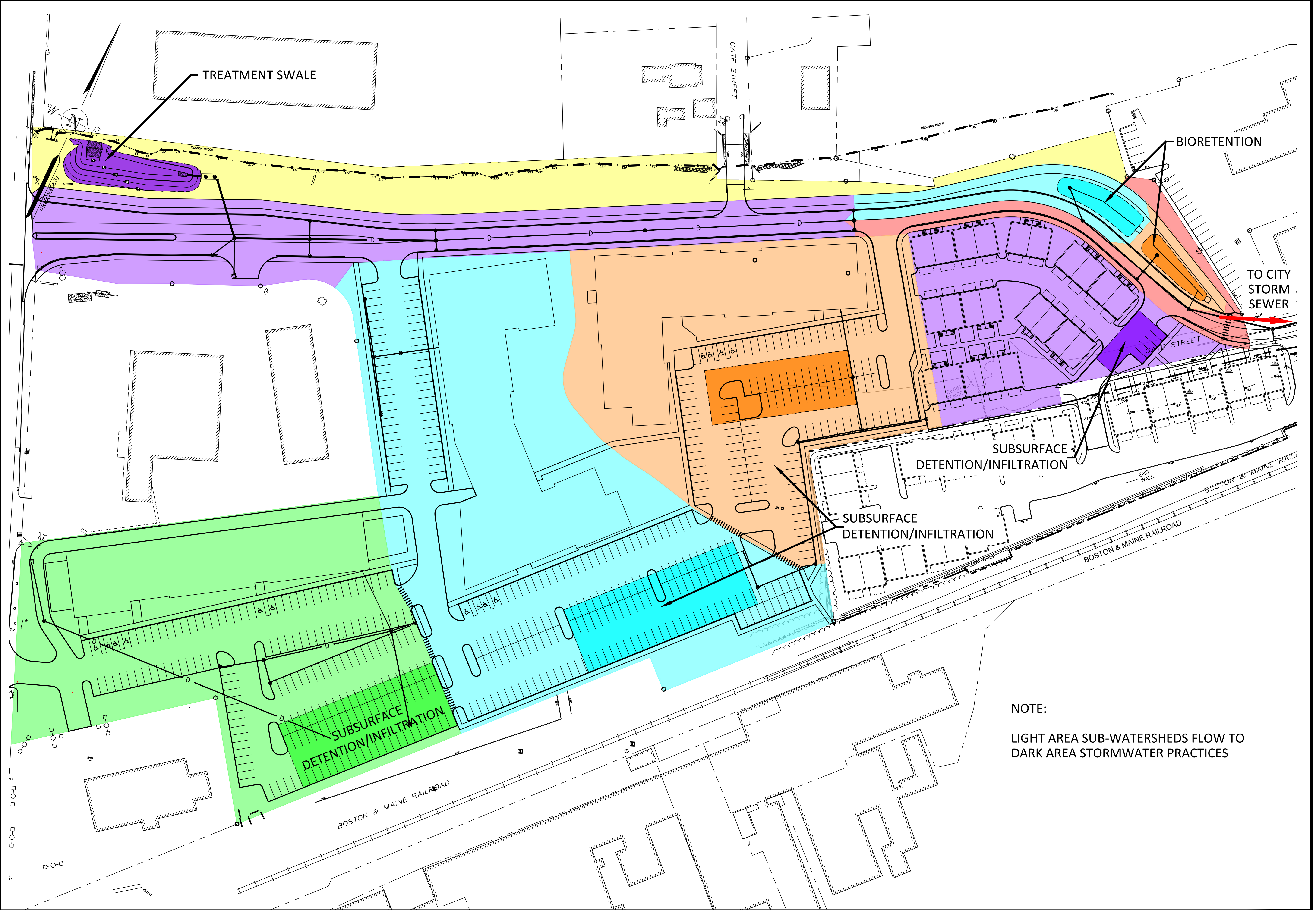


FUSS & O'NEILL
 LIBBY HOUSE
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.6609
 www.fandof.com

WATERSTONE PROPERTIES GROUP
 PROPOSED VS. EXISTING
 COVERAGE AERIAL EXHIBIT
 CATE STREET RE-DEVELOPMENT
 CATE STREET / ROUTE 1 PORTSMOUTH, NH

PROJ. No.: 20180317.A10
 DATE: 07/25/2018
CC-101

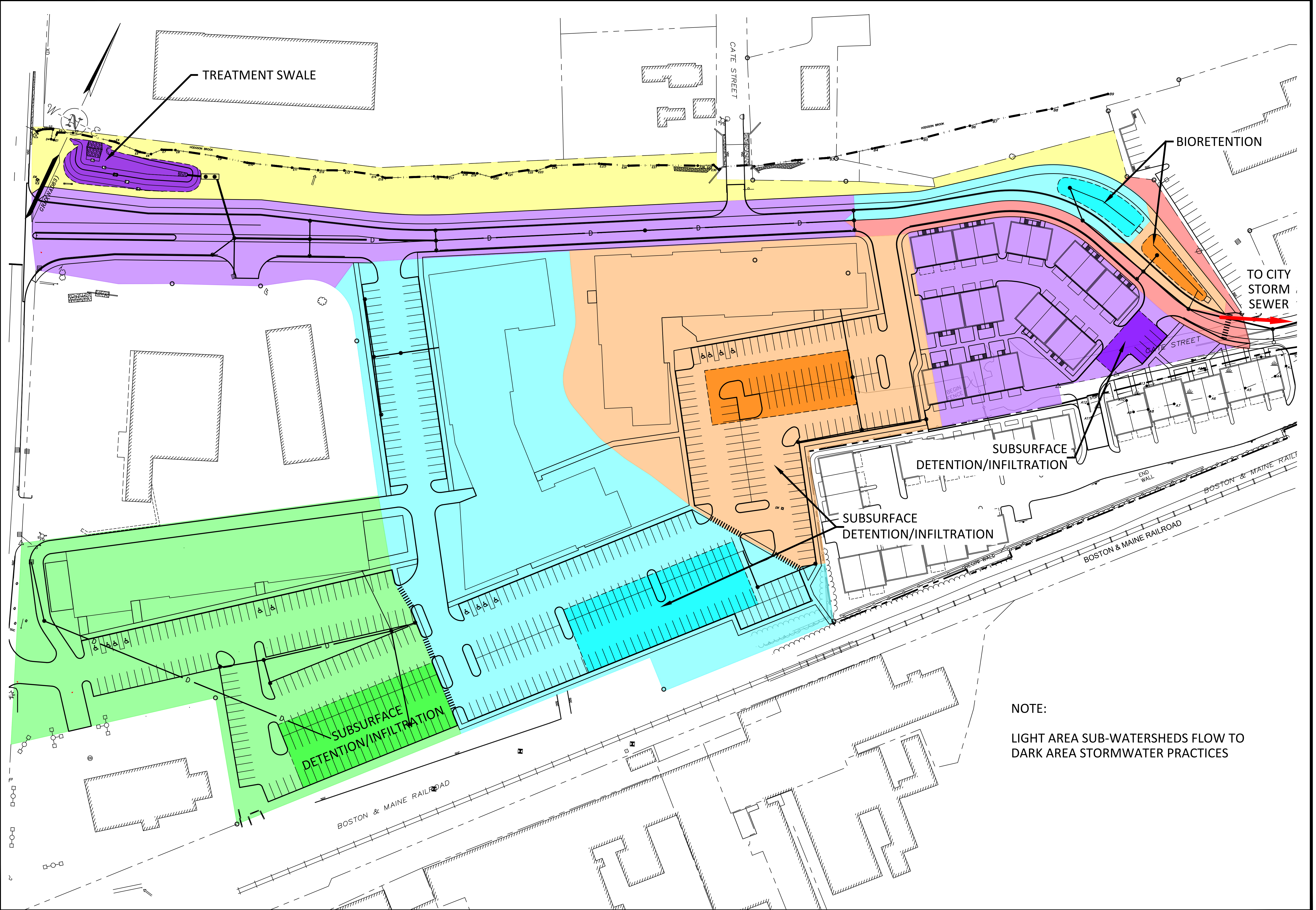
File Path: F:\P20180317A10\CH3\3Dwg\20180317A10_GRA01_CONCOM.dwg Layout: RE-100 Plotted: Wed, September 26, 2018 - 2:01 PM User: rhd/born
 PLOTTER: NONE CTB File: FO 2008 MONO.CTB STB
 LAYER STATE:



NOTE:
 LIGHT AREA SUB-WATERSHEDS FLOW TO
 DARK AREA STORMWATER PRACTICES

<p>SCALE: HORIZ.: 1"=50' VERT.: 1"=10'</p>	
<p>DATUM: HORIZ.: NAD 83 VERT.: MLLD</p>	
<p>50 25 0 50 GRAPHIC SCALE</p>	
<p>FUSS & O'NEILL LIBBY HOUSE 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 207.533.0609 www.fand.o.com</p>	
<p>WATERSTONE PROPERTIES GROUP PROPOSED DRAINAGE EXHIBIT CATE STREET RE-DEVELOPMENT CATE STREET / ROUTE 1 PORTSMOUTH, NH</p>	
<p>PROJ. No.: 20180317.A10 DATE: 09/26/2018</p>	
<p>CC-103</p>	
<p>1. No. DATE DESCRIPTION DESIGNER REVIEWER</p>	<p>XX/XX XX</p>

File Path: F:\P20180317A10\CH3\3Dwg\20180317A10_GRA01_CONCOM.dwg Layout: RE-100 Plotted: Wed, September 26, 2018 - 2:01 PM User: rhd/born
 PLOTTER: NONE CTB File: FO 2008 MONO.CTB STB
 LAYER STATE:

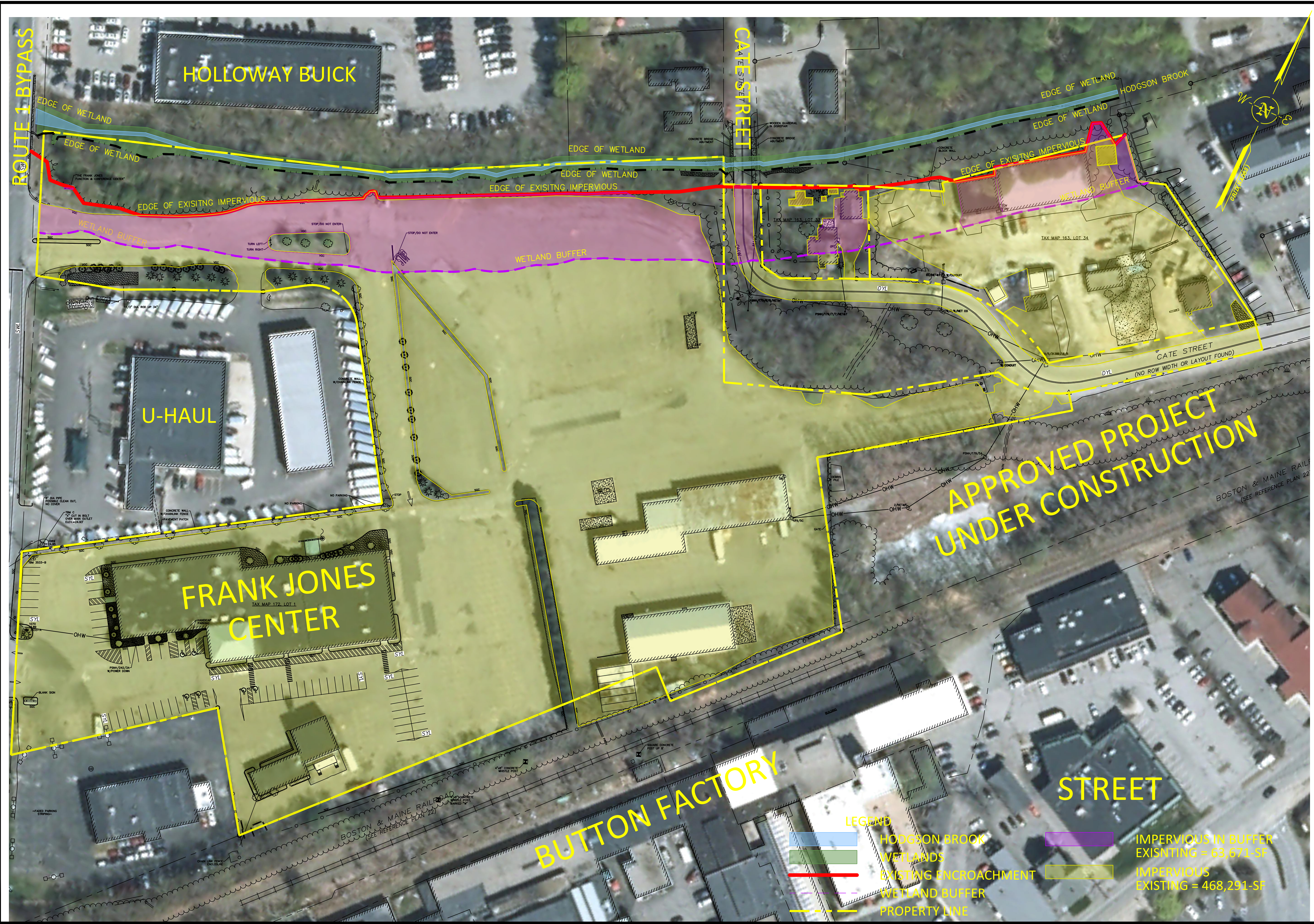


NOTE:
 LIGHT AREA SUB-WATERSHEDS FLOW TO DARK AREA STORMWATER PRACTICES

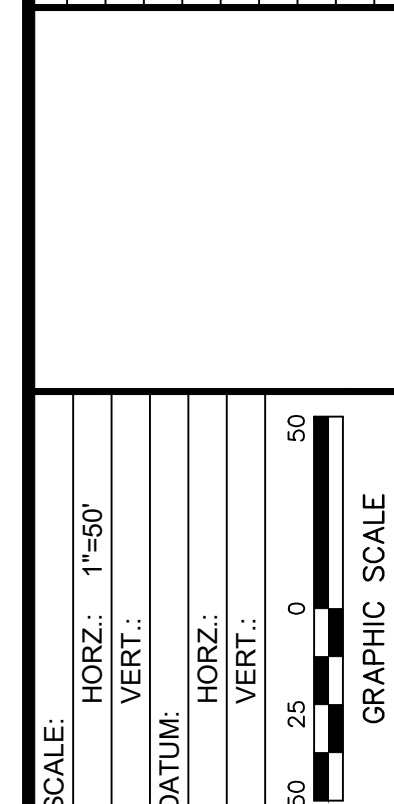
<p>WATERSTONE PROPERTIES GROUP PROPOSED DRAINAGE EXHIBIT CATE STREET RE-DEVELOPMENT CATE STREET / ROUTE 1 PORTSMOUTH, NH</p>	
<p>PROJ. No.: 20180317.A10 DATE: 09/26/2018</p>	
<p>FUSS & O'NEILL LIBBY HOUSE 5 FLETCHER STREET, SUITE 1 KENNEBUNK, MAINE 04043 207.531.0609 www.fandoc.com</p>	
<p>SCALE: HORIZ.: 1"=50' VERT.: 1"=50' DATUM: NAD 83</p>	<p>50 25 0 50 GRAPHIC SCALE</p>
<p>1. No. DATE DESCRIPTION DESIGNER REVIEWER</p>	<p>XX/XX XX</p>

CC-103

File Path: F:\P20180317A10\CH3\3Dwg\20180317A10_SRV01-REV1_CONCOM.dwg Layout: CCE-100 Plotted: Tue, September 25, 2018 - 2:20 PM User: ddugal
 PLOTTER: NONE CTB File: FO 2008 MONO.CTB-STB
 LAYER STATE:



No.	DATE	DESCRIPTION	DESIGNER/REVIEWER
1.			



FUSS & O'NEILL

LIBBY HOUSE
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.6609
 www.fandoo.com

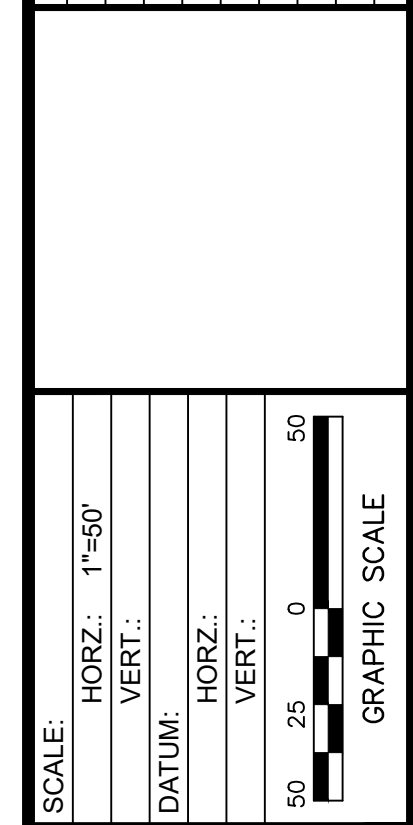
WATERSTONE PROPERTIES GROUP
 EXISTING CONDITIONS PLAN
 AERIAL EXHIBIT
 CATE STREET RE-DEVELOPMENT
 CATE STREET / ROUTE 1 PORTSMOUTH, NH

PROJ. No.: 20180317.A10
 DATE: 07/25/2018

CCE-100



No.	DATE	DESCRIPTION	DESIGNER/REVIEWER
1.			



FUSS & O'NEILL
 LIBBY HOUSE
 5 FLETCHER STREET, SUITE 1
 KENNEBUNK, MAINE 04043
 207.563.6609
 www.fandof.com

WATERSTONE PROPERTIES GROUP
 PROPOSED VS. EXISTING
 COVERAGE AERIAL EXHIBIT
 CATE STREET RE-DEVELOPMENT
 CATE STREET / ROUTE 1 PORTSMOUTH, NH

PROJ. No.: 20180317.A10
 DATE: 07/25/2018
CC-101