

ZONING SUMMARY

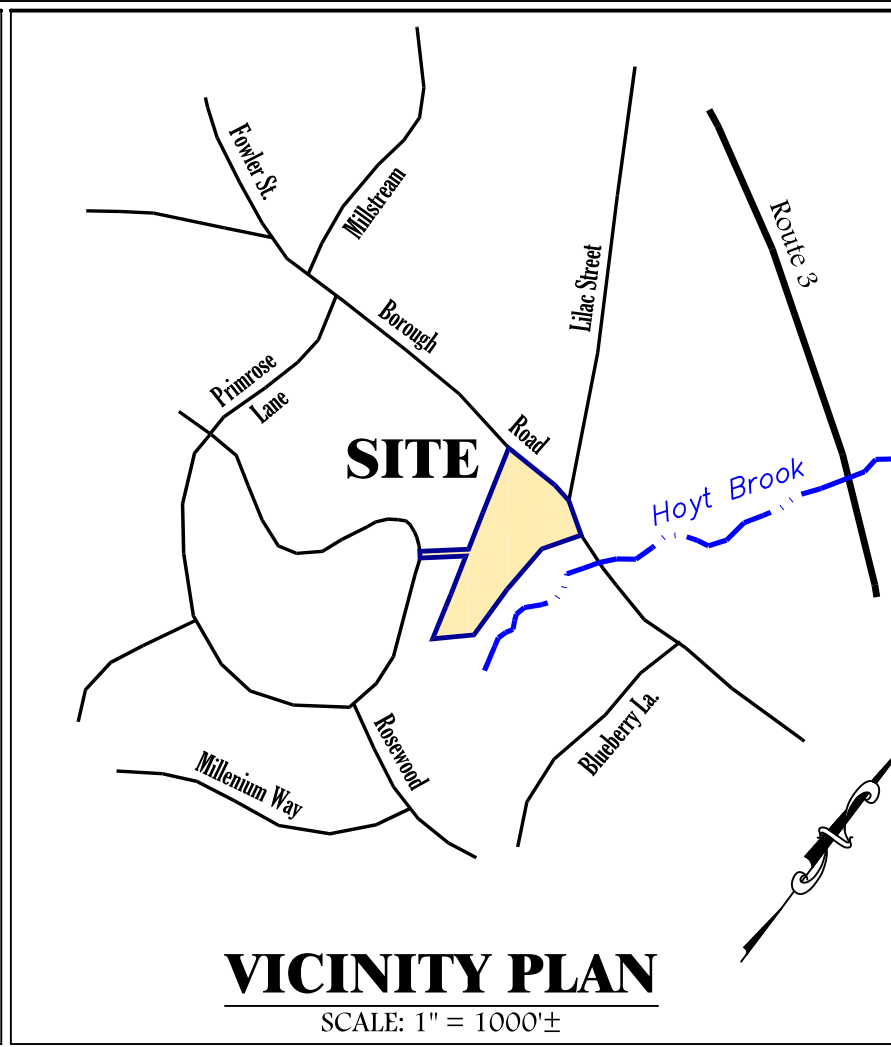
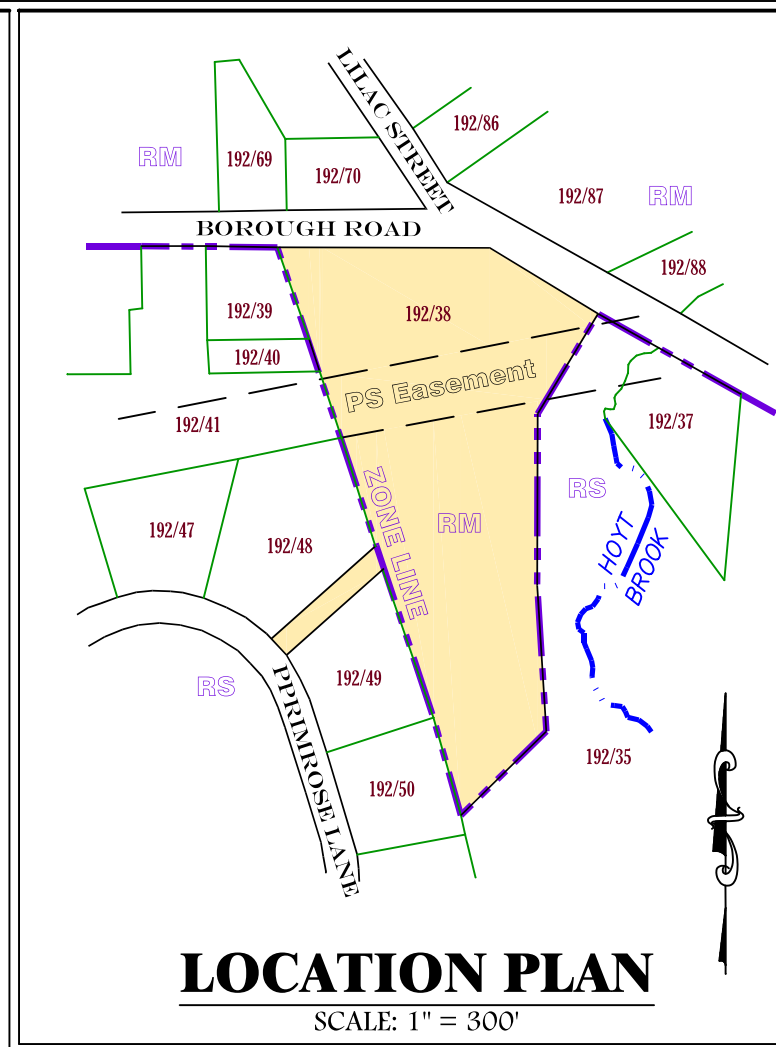
ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT (RS) & MEDIUM DENSITY RESIDENTIAL DISTRICT (RM) USE: MULTI-FAMILY DWELLING UNITS FOR THE ELDERLY	REQ'D	PROPOSED
	100'	550'±
LOT FRONTAGE		
BUILDING SETBACKS		
• FRONT	30'	30'
• REAR	30'	30'
• SIDE	30'	30'
PARKING SPACES	18	25
PARKING SETBACKS		
• FRONT	15'	
• REAR	5'	
• SIDE	5'	
LOT COVERAGE	40%	33.5%
BUILDING HEIGHT	35'	
MAXIMUM DENSITY	67 UNITS	21 UNITS

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED IMPROVEMENTS TO TAX MAP 192 LOT 38 TO CREATE A 21 UNIT ELDERLY MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND RENOVATE THE EXISTING THREE UNIT MULTI-FAMILY BUILDING TO ADD A COMMON AREA MEETING PLACE.
2. OWNER OF RECORD: KALAPA REALTY TRUST, 18 WHITTIER ROAD, MERRIMACK, N.H. 03054. BOOK 3780 / PAGE 343.
3. SURVEY OF EXISTING CONDITIONS PROVIDED BY ARTHUR F. SICILIANO, JR. LAND SURVEYOR.
4. WETLANDS MAPPING PROVIDED BY TES ENVIRONMENTAL CONSULTANTS.
5. THE PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP 33013C0338E.
6. THE PROPOSED BUILDINGS WILL BE EQUIPPED WITH FULL SPRINKLER FIRE PROTECTION.
7. THE PROPERTY WILL BE SERVICED BY CITY SEWER AND WATER.
8. IN ACCORDANCE WITH THE NATIONAL POLLUTANT ELIMINATION SYSTEM (NPDES), GENERAL DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, THIS PROJECT WILL REQUIRE SUBMISSION OF A NOTICE OF INTENT (NOI) TO THE US EPA. THE NOI MUST BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE CITY. PER EPA RULES, CONSTRUCTION CANNOT BEGIN UNTIL 7 DAYS AFTER EPA HAS RECEIVED THE APPLICATION AND POSTED THE NOI ON THEIR WEBSITE.
9. THIS PROJECT WILL REQUIRE AN ALTERATION OF TERRAIN PERMIT FROM NHDES.
10. THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION MEETING WITH ENGINEERING SERVICES TO DISCUSS SITE INSPECTIONS, SCHEDULES, SPECIAL CONDITIONS, ETC.
11. ALL WORK PERFORMED ON BEHALF OF THIS PROJECT, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
12. CONDITIONAL USE PERMIT PURSUANT TO SECTION 28-4-3(d), WETLAND BUFFERS AND SETBACKS, GRANTED JULY 13, 2016.

TABULATIONS

1. TOTAL LOT AREA: 236,960 S.F. ~ 5.44 ACRES
 2. AREA OF WETLANDS: 11,853 S.F. (5.0%)
 3. AREA OF SLOPES > 15%: 8,136 S.F. (3.4%)
 4. AREA OF SLOPES > 25%: 1,155 S.F. (0.5%)
 5. BUILDING & STRUCTURE COVERAGE: 31,516 S.F. (13.3%)
 6. PARKING COVERAGE: 4,256 S.F. (1.8%)
 7. OTHER IMPERVIOUS AREA: 43,597 S.F. (18.4%)
 8. TOTAL IMPERVIOUS AREA: 79,369 S.F. (33.5%)
 9. USEABLE LAND: 126,885 S.F. ~ 2.91 ACRES
 10. NON-RESIDENTIAL BUILDING AREA: TBD
 11. NUMBER OF EMPLOYEES: 1
 12. TOTAL NUMBER OF ELDERLY MULTI-FAMILY UNITS: 21
 13. REQUIRED PARKING SPACES: 21 SPACES
 14. PARKING SPACES PROVIDED: 24 TOTAL SPACES
- 23 REGULAR SPACES
 - 1 VAN ACCESSIBLE HANDICAPPED SPACES

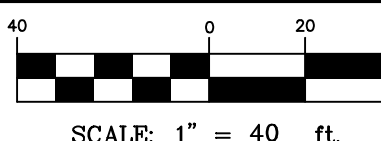


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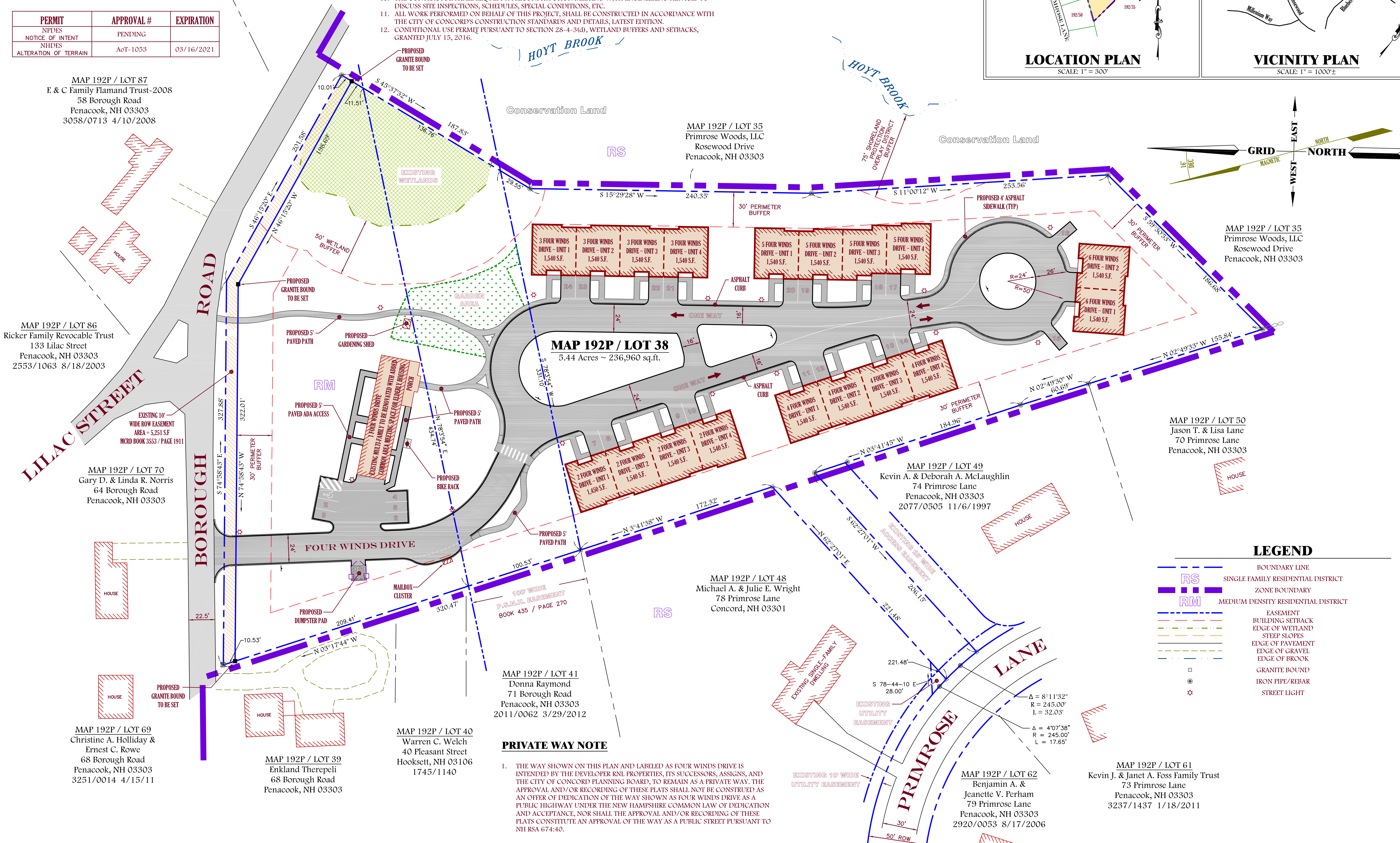
NO.	DATE	REVISIONS	BY	A.T.C.
1	7/7/23			

OWNER & APPLICANT:
Kalapa Realty Trust
18 Whittier Road
Merrimack, N.H. 03054
Book: 3780 / Page: 343

SITE OVERVIEW
"Club 55"
Tax Map 192P / Lot 38
61 Borough Road ~ Penacook, N.H.



DATE:
6/9/22
C-0



LEGEND	
---	BOUNDARY LINE
---	SINGLE FAMILY RESIDENTIAL DISTRICT
---	ZONE BOUNDARY
---	MEDIUM DENSITY RESIDENTIAL DISTRICT
---	EASEMENT
---	BUILDING SETBACK
---	EDGE OF WETLAND
---	STEEP SLOPES
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	EDGE OF BROOK
---	GRANITE BOUND
---	IRON PIPE/REBAR
---	STREET LIGHT