

**RECEIVED**

**Project Narrative**

AUG 16 2017

Penacook Landing  
31 Canal Street

Planning Division  
Concord, NH

Developed by The Caleb Development Corporation  
August 16, 2017

The proposed development is for 54 units of affordable housing; 14 two bedroom units and 40 one bedroom units, on the site of the former Tannery Mill.

The site is currently owned by the City of Concord. The City Council has voted to sell the land to Caleb for this specific project subject to local and State approvals. Both subdivision and site plan approvals are required from the City. NHDES permits for drainage, sewer discharge and pump station, wetland impacts, and work in the Shoreland district are required.

The existing lot is 4.04 acres. We are proposing to split the lot in two with the new lots being 2.52 and 1.52 acres. The 1.52 acre lot will be retained by the City in hopes of developing a river front park at some time in the near future.

Construction would occur in 2 phases with the first phase of construction starting in the summer/fall of 2018. The second phase would start soon after completion of Phase 1 if market conditions and funding are favorable. We will demolish the brick structure along Canal Street as part of phase 1. The warehouse building in the rear will be demolished as well.

The lot is subject to 2 Area Use Restrictions imposed by the State due to coal ash buried on-site. It is inevitable that we will disturb some of the coal ash soils as we install utilities and regrade the site. We will obtain the necessary permits from NHDES before any work is started, and we will take the appropriate health and safety precautions during the course of the work.

The lot is zoned OCP, Opportunity Corridor Performance, which requires other than residential occupancy on the 1<sup>st</sup> story. A variance has been granted by the ZBA allowing residential use on the 1<sup>st</sup> story.

We are seeking a Conditional Use Permit to allow reduced parking at full buildout. The Zoning Ordinance requires 2 parking spaces per unit but we do not see the need for 2 spaces per unit when 75% of the units are 1 bedroom only. We are proposing 71 spaces for the 34 units built in Phase 1, in compliance with the Ordinance, and requesting approval for only 25 parking spaces for the next 20 units in Phase 2. We are setting aside the land area needed to construct the additional 12 spaces required by Zoning should demand dictate the need for those spaces.

A brief report on traffic has been prepared by Steve Pernaw, P.E. Mr. Pernaw estimated the added traffic during peak hours, looked at current traffic levels in the immediate area during those peak hours, and concluded there is no measurable negative impact to local traffic due to the proposed project.

**SVE Associates**

---

Engineering	*	Surveying	*	Landscape Architecture	*	Planning
47 Marlboro St., Keene, NH 03431		Phone: (603) 355-1532		Fax (603) 355-2969		E-mail <a href="mailto:svek@sveassoc.com">svek@sveassoc.com</a>

Drainage will be managed by overland flow. All runoff will travel overland to the rear of the lot where it will flow through a 400' long grass treatment swale graded to 0.5% slope. At the end of that swale the stormwater will enter an existing piped drainage system that drains to the Contoocook River. In agreement with NHDES we are providing treatment of the stormwater but no detention.

There is a 900 sf wetland on the site, created by work performed a few years ago. We are proposing to permit and fill that wetland.

Our site is within the 250' NHDES Shoreland setback from the Contoocook River. We will have to apply for a permit from NHDES for all work on the site.

The site is outside of the 100 year floodplain so we are not subject to the floodplain ordinance, by decision of the Zoning Administrator. Regardless, we are setting the lowest floor elevation 1' above the floodplain elevation.

There will be 6 new ground mounted LED pole lights to illuminate the parking lot and sidewalks and another 6 walpak lights. The poles will be mounted on 18" diameter concrete bases with either a 6" or a 30" reveal. The lights will all be downward shining mounted 20' above finish grade.

City water and sewer mains are located in the adjacent streets. We will need a sewage pump station to transfer wastewater to the City sewer main. We will use dual alternating submersible sewage pumps capable of passing 90 gallons per minute.

It is our expectation that the buildings will be heated with gas from the main located in Crescent Street.

A landscaping plan has been prepared. We will be adding 41 trees, 6 evergreen trees, and 200 +/- shrubs at full buildout.

Snow will be pushed and stockpiled on the area reserved for future parking. Should there be more snow then can be accommodated on site, excess snow will be trucked off site.

---

## SVE Associates

Engineering	*	Surveying	*	Landscape Architecture	*	Planning
47 Marlboro St., Keene, NH 03431		Phone: (603) 355-1532		Fax (603) 355-2969		E-mail <a href="mailto:svek@sveassoc.com">svek@sveassoc.com</a>

## Drainage Narrative

# RECEIVED

AUG 18 2017

Penacook Landing  
31 Canal Street  
Developed by The Caleb Development Corporation  
August 16, 2017

Planning Division  
Concord, NH

The proposed development is for 54 units of affordable housing; 14 two bedroom units and 40 one bedroom units in 2 buildings, on the site of the former Tannery Mill.

To avoid a deep stormwater basin enclosed by the chain link fence at the rear of the property we chose to run all stormwater overland flow. The roof top drainage toward Canal Street and the Canal Street yard will run to a swale which flows south to a yard drain. That flow then runs to a swale that parallels our southern boundary till it reaches the treatment swale at the rear, or west side, of the property. The swale bottom along Canal Street will be above the coal ash soils. The yard drains will be located in the area where the brick building now stands, which is not in a designated AUR zone.

The stormwater coming off the roof on the parking lot side will puddle between the building and the sidewalk until it soaks into the soil. The sidewalk has depressions that will allow the stormwater to puddle yet spill over to the parking lot pavement well before reaching the level of the first floor.

The parking lot pavement will flow to the curb line at the rear of the property, then along the curb until flowing into the treatment swale. At the end of the treatment swale the stormwater will enter an existing dedicated piped drainage system that drains to the Contoocook River.

We are required by NHDES to provide treatment only of the stormwater. Detention of stormwater is not required due to the proximity and direct link to the Contoocook River. This has been confirmed with the NHDES Alteration of Terrain staff.

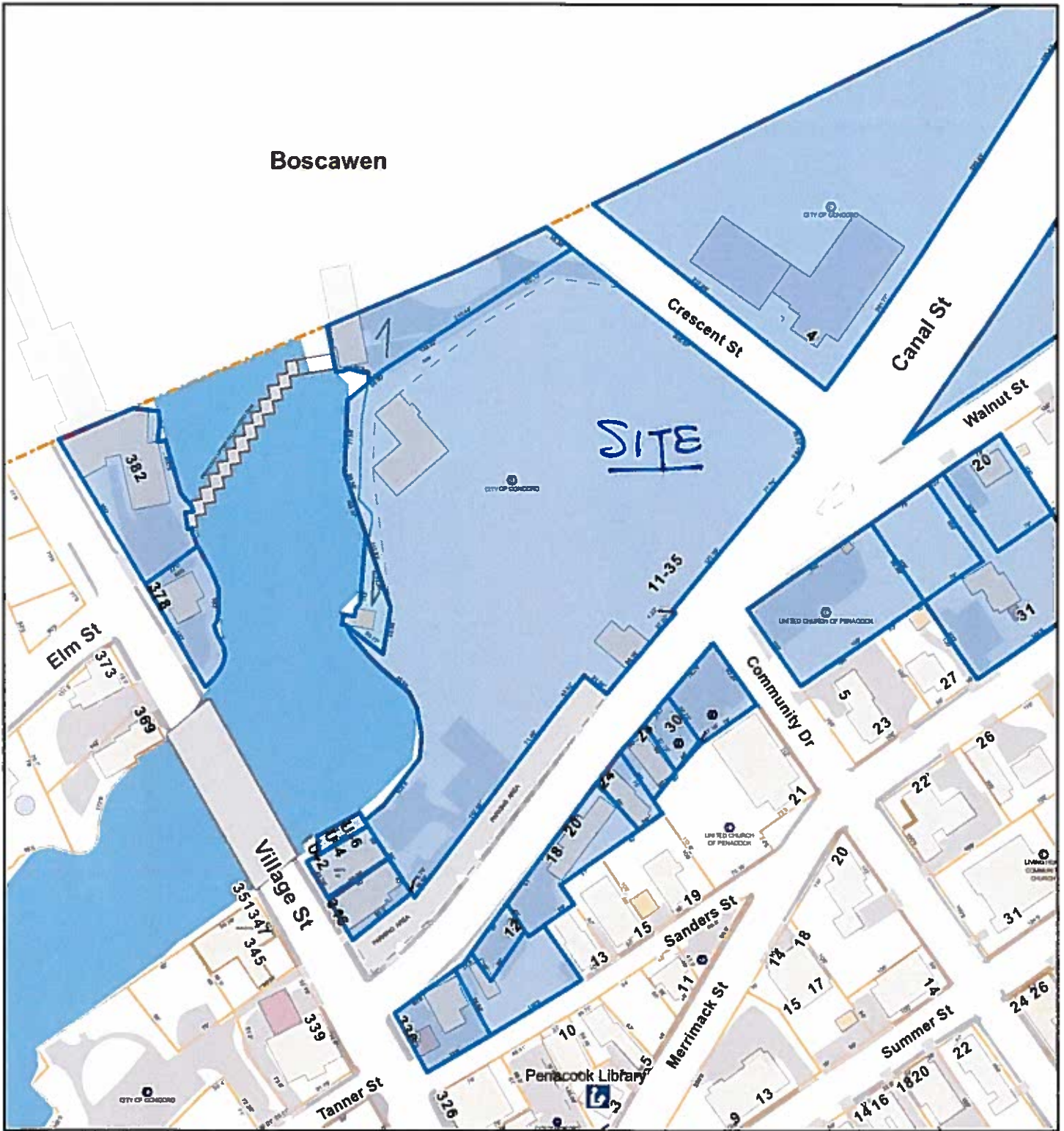
Subsequent to Site Plan approval and project construction funding we will submit plans to NHDES Alteration of Terrain Bureau for approval.

### SVE Associates

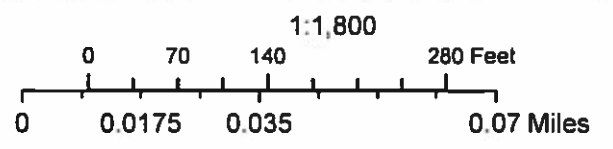
---

Engineering	*	Surveying	*	Landscape Architecture	*	Planning
47 Marlboro St., Keene, NH 03431		Phone: (603) 355-1532		Fax (603) 355-2969		E-mail <a href="mailto:svek@sveassoc.com">svek@sveassoc.com</a>

# Boscawen



August 11, 2017







Aerial View of Site



East View



West View