

May 16, 2018**NARRATIVE****Project Description**

The Smokestack Center, located at 254 North State Street, proposes to relocate phase 4 parking spaces along the southwest side of the existing building from a previously approved amendment from October 18th, 2006. The project will include installation of new pavement, stormwater underdrain piping, catch basins and connection of an overflow pipe to the existing City of Concord storm sewer system. A new 20' wide one-way drive access lane will loop around the southwest side of the building from the existing asphalt drive apron off the existing drive access which connects to North State Street. The one-way access road will provide emergency access around the southwest side of the building and connect with the existing parking lot located on the northeast side of the building.

The purpose of this report is to demonstrate that the proposed project will not adversely affect surrounding resources through implementation of specific storm water best management practices (BMPs) to control storm water quality and quantity.

Existing Site Conditions

The existing site consists of a developed mixed-use center with various tenants and associated parking. The portion of the site relevant to this project is the former B & M Railroad right-of-way now owned by Smokestack Realty, LLC. The elevation range on the site is from 310 feet to 283 feet.

Adjacent land uses are residential and commercial with a Unitil easement directly to the south of the driveway. The parcel is located in the Institutional (IS), Residential Open Space (RO) and Urban Transitional (UT) Zoning Districts.

Proposed Site Conditions

The proposed project will include installing pavement and curb, as well as installing a stormwater underdrain system. The underdrain system will be composed of three new catch basins and an exfiltration system. The new system will be tied-in to the existing catch basin located adjacent to the northwest corner of the existing building to provide an emergency overflow to the City of Concord storm sewer system. Additional work to be done include installing exterior lights as required, underground electric, signage, and pavement markings.



October 8, 2018
File No. 93350.00

RECEIVED

OCT - 9 2018

Planning Division
Concord, NH

City of Concord Community Development Department
Mr. Sam Durfee
Senior Planner
41 Green Street
Concord, NH 03301

Re: Transmittal of Request for Waiver
Smokestack Center, 254 North State Street
Revised Phase 4 Parking and Access Road

Dear Mr. Durfee:

On behalf of our client, Smokestack Realty, LLC, Nobis Group® (Nobis) requests a waiver to Site Plan Regulations (SPR) 15.03(3) and 12.03(5) to not provide topographic and wetland survey information, respectively, for the entire property since the proposed Phase 4 Parking and Access Road project is limited in scope and area on the south side of the existing building. This request is consistent with a previous waiver that was requested and granted in the past, as referenced in previous reports.

We thank you in advance for your time and consideration of this matter.

Sincerely,

NOBIS GROUP®

Michael A. Ciance, PE
Senior Project Manager