



April 8, 2022

Job #5650

Mr. Michael O'Meara, Chair
Town of Allenstown Planning Board
16 School Street
Manchester, NH 03275

**RE: LOFTS AT 25 CANAL
25 CANAL STREET
ALLENSTOWN, NEW HAMPSHIRE**

Dear Mr. O'Meara,

Please find enclosed amended site plans (Sheets 1-38 of 38, Revision #6, dated 4/8/22) and supporting information for the proposed Lofts at 25 Canal redevelopment project.

As you know, the proposed redevelopment project received site plan approval from the Planning Board on September 2, 2020. Final site plans on file with the Town were last revised 4/19/21 (Revision #4). Building and site construction is now ongoing.

It is proposed to amend the previously approved site plans make a number of site, sewer and drainage-related changes. It is important to note that there are no changes to the total number of previously approved residential units or proposed parking spaces.

The following is a list of notable site plan/design changes:

- Additional China Mill building 'appendages' to be demolished (near existing boiler house & loading areas)
- Previously proposed concrete stairs and man door at rear of China Mill building removed and replaced with 6-ft wide overhead door and concrete ramp, minor grading/drainage revisions
- Proposed Retaining Walls 'B', 'C' and 'D' added along the China Mill building south elevation along with associated added drainage
- Various sanitary sewer-related design changes, including revising the proposed China Mill West (CM W) Pump Station location and details, revising the China Mill East (CM E) Pump Station details, adding the new Waste House (WH) Pump Station and associated force main to SMH 4, revising Store House building sewer service and associated sewer mains to SMH 1, minor change to proposed sanitary sewerage flow based on a 1-bedroom room unit being changed to a 3-bedroom unit in the China Mill building
- Various drainage and stormwater management-related design changes, including additional yard drains and roof drain piping along the China Mill building north and south elevations, roof drain piping along the Store House building north and south elevations, roof drain piping and an infiltration trench along the Waste House



building north elevation, minor changes to the at the proposed stormwater management areas (SMA A & SMA B)

- Add/revise various construction details and typical sections (paving, trenching, sidewalks, retaining walls, riprap, sewer pump stations, drainage, etc.)

Similar to previous Planning Board submittals for this project, we are conducting our site application submittal in the following manner:

- Two sets of amended plans and one copy of the various revised studies/supporting information will be delivered to Dawna Baxter at the Fire Department
- Link to access electronic copies (PDFs) of all plans, reports and application information provided via email to Planning Board, Dawna Baxter, Derik Goodine, Matt Monahan, Jeff Backman, and Mike Trainque at HTA.

Please advise if additional application or review fees are needed related to this effort.

Separate submittals are being made to NHDES to formally amend the project's Alteration of Terrain and Sewer Connection permits.

As always, please do not hesitate to contact our office if you have any questions or comments regarding this project.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tom Zajac', is written over a circular stamp.

Thomas E. Zajac, Jr., P.E.
Senior Engineer

Hayner/Swanson, Inc.

Enclosures: