

September 18, 2024

City of Concord
Planning Division
41 Green Street, 3rd Floor
Concord, NH 03301

Attn: AnneMarie Skinner, City Planner

**Re: Proposed Site Development
Drainage Memorandum
287 Loudon Road, Concord, NH – Map #611Z, Lot #38, Unit #2**

Dear Ms. Skinner:

This letter summarizes the drainage conditions that are anticipated as a result of the development of a pad site located at 287 Loudon Road in Concord, NH. The project consists of the construction of a 3,404± sq. ft. restaurant and drive-thru along with site improvements as indicated on the enclosed "Site Development Plans", prepared by Bohler, dated September 18, 2024, and as further described herein.

Existing Conditions

The subject site is located on a 4.6± acre parcel of land denoted as Lot #38 on Assessor's Map #611Z in the Gateway Performance District (GWP). The parcel is bordered by Old Loudon Road to the north, wetlands associated with a stream to the east, Loudon Road to the south, and a commercial lot to the west. The parcel consists of three (3) "Units" or commercial building pads to be developed throughout three (3) phases of construction. Unit #1, Aldi, is located east of the subject site and was completed as part of Phase I, along with construction of onsite utility mains and stubs, parking areas, landscaping, and an underground stormwater management system for the overall parcel. The subject site, identified as Unit #2, is centrally located within the parcel and currently undeveloped with areas of parking and landscaping, and will be constructed last as part of Phase III. Unit #3, located west of the subject site, is also undeveloped and is expected to be constructed as part of Phase II.

Development of the parcel was previously approved per a plan set entitled "Amended Non-Residential Site Plan", prepared by Dundee Investment Associates, LLC, revised through October 10, 2022 (hereinafter referred to as "the Master Development"). These plans included the final fit-out of Unit #1 and pad-ready sites at Units #2 and #3, along with overall roadways, parking areas, utilities, and stormwater management systems.

The subject site was designed and approved as a 4,365± sq. ft. restaurant with drive-thru, along with associated drive aisles, parking spaces, pedestrian and landscaping areas, and drainage and utility connections. A review of the survey entitled "ALTA/NSPS Land Title Survey", prepared by Control Point Associates, Inc., dated October 31, 2023, indicates that onsite utilities were installed and stubbed to the subject site as part of Phase I. Similarly, privately owned and maintained catch basins and drainage infrastructure has been installed to collect and route stormwater runoff from the site to an underground infiltration system designed and installed on Unit #1. Discharges from this system flow to wetlands associated with a stream in the eastern portion of the site. The final fit-out of Unit #2

Proposed Conditions

The proposed development consists of the final fit-out of Unit #2 (hereinafter referred to as "the Project") which will be constructed as part of Phase III of the Master Development. The proponent is seeking a Major site plan amendment from the Planning Board for construction of a reduced 3,404± sq. ft. restaurant with a second drive-thru lane, parking and grading adjustments, pedestrian and landscaping improvements, and connections to existing utility infrastructure, as identified on the enclosed Site Development Plans prepared by Bohler.

For the purposes of the drainage analysis, the entire parcel was considered in order to align with the previously approved plans. Stormwater runoff associated with the Project flows overland or via roof drains to low points and drainage infrastructure consistent with what was designed, permitted, and constructed as part of Phase I of the Master Development. Runoff is directed to an underground infiltration system installed on Unit #1 prior to discharge to wetlands in the eastern portion of the site. Drainage watersheds associated with the subject site were maintained to be consistent with the previous watersheds. The Project will result in a decrease in total impervious area, and therefore a reduction in peak runoff rates, across the parcel compared to the previously approved Master Development. Refer to **Table I**, below, for a comparison of the overall impervious area resulting from the Project versus the approved Master Development.

Table 1 – Impervious vs. Pervious Area Calculations – As Permitted and Approved (2022)

		<u>Area (sf)</u>	<u>Percentage (%)</u>
Total Parcel		200,728	
Permitted and Approved Master Development (2022)¹	Impervious	121,380	60.5
	Pervious	79,348	39.5
Proposed Development (2024)²	Impervious	121,263	60.4
	Pervious	79,465	39.6

1 *Per plans entitled "Amended Non-Residential Site Plan" as prepared by Dundee Investment Associates, LLC, revised through 10/10/22.*

2 *Per plans entitled "Preliminary Site Development Plans" as prepared by Bohler, dated 9/18/24.*

Summary

In summary, the Project results in a reduction of impervious area across the parcel and therefore a reduction in peak runoff rates when compared to the approved Master Development. The proposed improvements on Unit #2 have been designed such that drainage patterns are maintained, and runoff is collected and conveyed in a manner consistent with the approved plans.

We trust the above is sufficient for your needs at this time. Should you have any questions or require additional information, please do not hesitate to contact either of us at (508) 480-9900.

Sincerely,

Bohler Engineering MA, LLC



John A. Kucich, P.E.