



Memorandum

To: Ms. Heather Shank, AICP
City Planner
City of Concord
41 Green Street
Concord, NH 03301

Date: March 7, 2022

Concord File No.: 2020-14

VHB Project #: 52430.30

Map & Lot: 7412Z-25&26

From: Mark J. Verostick, PE
Senior Project Engineer

Re: Technical Review
Flatley Apartments
32-34 S. Main Street & 33 S. State Street
Concord, New Hampshire

As requested, VHB has conducted a technical review of plans and information submitted for a proposed apartment building to be located at 32-34 South Main Street. VHB reviewed the following information associated with this project:

- Site Plan Review Application with project narrative and waiver request letter, prepared by Fieldstone Land Consultants, PLLC, February 16, 2022.
- Site Construction Plans, Tax Map 7412Z Lots 25 & 26, Flatley Apartments, 32 South Main Street, Concord, New Hampshire, prepared by Fieldstone Land Consultants, PLLC, dated February 16, 2022.
- Storm Water Management Report, Flatley Apartments (Multi-family residential), prepared by Fieldstone Land Consultants, PLLC, dated February 16, 2022.

The following sections contain VHB's comments relative to the information reviewed:

GENERAL COMMENTS

1. A list of any required waivers should be added to the final plans.

PLANS

Site Plan (Page 2)

2. Note 10 indicates the site is located within the Aquifer Protection overlay district, however from the Aquifer Protection District Overlay Map on the City website, it appears the site may not be in the AP overlay district. This note also appears on the Existing Conditions Plan (page 3).
3. It appears there may be a raised island proposed in the Fayette Street sidewalk between the entrance and egress drives to the garage. The applicant should clarify what is intended at that location and ensure that an accessible sidewalk is maintained along the Fayette Street sidewalk.
4. A curb ramp should be provided for the sidewalk along Fayette Street on the east side of the garage entrance to maintain an accessible route.

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Party\docs\VARIOUS\01 - 32 South Main Street - Flatley Apartment
Building (Site Plan)\2022-14 VHB Review (Flatley Apartment Building)
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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110-6532

5. The applicant should consider providing space in the garage for a vehicle to turn around in the event that all parking spaces are taken.
6. Parking space #35, located between the entrance and exit lanes of the garage appears to be a difficult space for parking given the limited space and potential conflict with vehicles entering and exiting the garage.
7. The building doors should be clearly marked on the drawings to confirm and review accessible routes.
8. A "No Parking" sign should be provided at the front of the access aisles (behind the sidewalk) for accessible parking spaces in accordance with Section Abfd 303.02(b)(3) of the NH AB Code and Part Bcr 303 (Changes or updates to the International Building Code 2009, Amendment 9 502.4.4.1) of the State Building Code.
9. There is a note to paint over the diagonal stripe of the on-street parking along South State Street at the parking lot entrance. It is unclear if this will impact the existing on-street parking. Will there be adequate sight distance to the north?
10. Will an access easement be required across the proposed parking lot to the adjacent Fraternal Order of the Eagles site?

Existing Conditions Plan (Page 3)

11. Two existing sewer manholes near the intersection of South Main Street and Fayette Street have the same structure number (1398). The sewer manhole on Fayette Street should be updated to include the rim and invert information.

Demolition Plan (Page 5)

12. The applicant should coordinate with the City for any removed items that should be salvaged to the City, such as signs, parking kiosks, etc., and note them accordingly on the plans.

Grading and Drainage Plan (Page 6)

13. The proposed ramps at the northeast corner of the site, from the sidewalk along South Main Street up to the proposed building will require handrails in conformance with ADA and building code requirements. A detail should be included.
14. It is VHB's understanding that the catchbasins shown in the parking garage should be connected to an oil/gas separator and routed to the sanitary sewer and not the storm drainage sewer. The applicant should coordinate with the City for these requirements and include any necessary details. This will require the roof drains to be connected to the storm drain system through a separate connection.
15. The perimeter erosion control measures should be labeled on the plans.

16. The westerly end of the sidewalk on the north side of the parking lot, near parking spaces 13 and 14 appears to be at a slope of approximately 13% between the 288 and 289 contour. The grading of the 288 contour should be reviewed in this area and handrails may be required if a portion of the sidewalk is greater than 5%.
17. It appears that some grading may be required within the Eagles parking area based on the proposed 287 contour. If necessary, a construction easement should be obtained for work on abutting property. Additional grading information should be provided in this area as the post-development drainage area plan shows this area draining to CB4.
18. The grading at the southerly property line at the 10' wide Right-of-Way should be reviewed. It appears runoff may be directed onto the abutting property between the 288.5 spot grade and the 287 contour. Additional existing topography may be necessary to confirm drainage patterns.
19. Will any drainage infrastructure be provided between the apartment building and the pool area wall? It appears stormwater runoff could collect in this area as the bottom of the stair elevation is 288.5 and the spot grade to the west of the pool house is 289.1.

Utility Plan (Page 7)

20. Existing and proposed sanitary sewer flow calculations should be provided to determine if the existing sewer services shown have adequate capacity and to determine if a NHDES sewer connection permit will be required for additional sewer discharge in excess of 5,000 gallons per day.
21. Have flow tests been performed to determine if adequate pressure is available for the fire protection system in the proposed six story building or if a fire pump is required?
22. The applicant should review the water line to be cut and capped adjacent to South State Street with Engineering Services to determine if the existing service needs to be cut and capped at the main.

Lighting Plan (Page 8)

23. There appears to be a few locations around the perimeter of the site that exceed the 0.2 footcandle maximum beyond the property line required in the Concord Site Plan Regulations (CSPR) section 29.07.

Erosion Control Notes and Details (Page 13)

24. A silt fence detail is provided. The applicant should consider providing an optional perimeter erosion control alternative for an urban area where trenching into existing grade may not be feasible.

STORMWATER MANAGEMENT REPORT

25. The project does result in a decrease in stormwater runoff by reducing impervious area. However, given that the project is over soils that are Hydrologic Group A, was any onsite infiltration considered to further reduce runoff to the municipal storm system per CSPR section 22.03?

26. The labels for pond 301 and subcatchment 301 in the pool area should be corrected to agree with the hydrocad model.
27. It should be noted in the inspection and maintenance manual to make copies of the inspection and maintenance records available to the City and to notify the City of transfer of ownership as well.

STATE PERMITS

The project will require the following state permits associated with the site design:

- NHDES Sewer Connection Permit may be required pending sewer flow calculations.

Copies of any state permits should be submitted to the Planning Division.

CONSTRUCTION

The following items will need to occur prior to the start of construction (unless otherwise noted).

- The applicant should set up a preconstruction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc.
- The following permits will need to be obtained from the Engineering Services Division:
 - Driveway Permit
 - Encumbrance Permit (for work that will encumber the ROW, public sidewalks, etc.)
 - Excavation Permit (for work within the ROW)
 - Utility Connection Permits (sewer and water services; storm drain connections)
- The contractor shall submit a Temporary Traffic Control Plan (TTCP) for all work in and adjacent to the City ROW that will require lane closures or occur adjacent to the edge of road. (submit to Engineering for review and approval a minimum of two weeks prior to the pre-construction meeting)
- Performance surety (bond, letter of credit, or cash deposit) for site stabilization.
- Performance surety (bond, letter of credit, or cash deposit) for work within the right-of-way. An engineer's cost estimate, based on the current NHDOT weighted average unit prices, should be submitted a min. of two weeks prior to the pre-construction meeting.
- Advanced deposit for site construction inspection fees (initial deposit amount determined by Engineering based on the project schedule and estimated services, final inspection fee to be adjusted based on actual services rendered). A project schedule should be submitted a min. of two weeks prior to the pre-construction meeting for use in establishing the deposit amount. (submit deposit a min. of three days prior to pre-construction meeting).

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- Retaining wall design drawings (stamped by a licensed structural engineer) should be submitted to Engineering for proposed retaining walls that are greater than 4 feet high. In addition, walls greater than 48 inches require a Building Permit from the Code Administration Office.
- Shop drawings/submittals should be submitted to Engineering for the proposed water, sewer, and drainage improvements and for the proposed improvements within the ROW.

Please feel free to contact me if you have any questions regarding the above comments.

cc: David Cedarholm, City Engineer – City of Concord
Martha Drukker, Associate Engineer – City of Concord
Todd Welch, Engineering Project Manager – City of Concord
Beth Fenstermacher, Assistant City Planner – City of Concord
Sam Durfee, Senior Planner – City of Concord