

PROJECT NARRATIVE

Prepared For

**CONCORD ORTHOPAEDICS
MAP-BLOCK-LOT 95/3/1, 95/3/3 & 96/1/10
264 PLEASANT STREET
CONCORD, NEW HAMPSHIRE**

March 15, 2017

Prepared for:

**Concord Orthopaedics
264 Pleasant Street
Concord, NH 03301**

Prepared By:



Civil Engineering / Land Planning / Construction Services

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Project No. 16059

I. PROJECT NARRATIVE

Property Description

The subject parcel is a combination of City of Concord MBL 95/3/1, 95/3/3 and a portion of lot 96/1/10, located on the north side of Pleasant Street and west side of the Langley Parkway. Concord Orthopaedics (CO) owns and has offices and parking area on lots 95/3/1 and 95/3/3. The Unitarian Universalist Church of Concord (UUC) owns parcel 96/1/10, which includes a roughly rectangular portion to the north of the Concord Orthopaedics lot, adjacent to Concord Orthopaedics' parking area. The UUC parcel is 12.69 acres in size. The zoning of the both the CO parcel and the UUC parcel proposed for new parking is "IS", Institutional District. Abutting properties are in the IS and the RO districts. The proposed development will take place primarily on the south end of lot 96/1/10, adjacent to the west side of the new Concord Hospital parking garage. These parcels are outside the Aquifer Protection Overlay District.

The proposed development area (parking lot expansion) of the site is located to the north of the existing Concord Orthopaedics building, constructed in 1984. The affected portion of the UUC lot is roughly rectangular in plan, with frontage on the Langley Parkway (western edge) of approximately 105ft. The subject area of development is located on the southern end of the UUC lot. The existing land uses on the adjacent properties are undeveloped forest, roadway, institutional and parking (garage).

Project Description

The subject parcel of land is located on the northwest corner of Pleasant Street and Langley Parkway in Concord, New Hampshire and is home to Concord Orthopaedics. The subject parcel is a composite of existing tax lots 95/3/1 and 95/3/3 and a portion of lot 96/1/10 that are currently in the process of being consolidated and adjusted via a lot line adjustment plan through the City of Concord Planning Board. The aggregate property, after consolidation and adjustment, will be 5.5887 acres in size.

The parcel currently contains a medical office development on its south end (lot 95/3/1) with two existing buildings and a large parking lot with driveway access on both Langley Parkway and Pleasant Street. The site is located within an Institutional (IS) zone. The Concord Hospital medical campus lies directly across Langley Parkway to the east and the new Concord Hospital parking garage is directly adjacent to the north of lot 95/3/1. The Unitarian Universalist Church of Concord is located directly to the west and the Carmelite Monastery is directly across Pleasant Street to the south. To the northwest there is undeveloped, residentially-zoned (RO) land, including a large hillside watershed with a stream that flows across the subject site.

The proposed improvements include an expansion of the existing parking lot on CO lot 96/3/1 and extending onto the subdivided portion of UUC lot 96/1/10, to the north. No expansion of the buildings or uses are being proposed but rather just an expansion of the existing parking lot, in order to provide relief of existing parking demands onsite. No alterations to the existing driveway entrances are being proposed and the vehicular circulation of the site will remain similar to the existing condition, in order to limit the disruption to the current operation. A portion of the existing stream that flows onto the site will be filled, to provide a level area for the new parking lot. In addition, the existing wet detention basin onsite will also be dredged and re-graded as part of the drainage improvements. This work will require a Dredge & Fill Wetlands Permit from NHDES. The onsite improvements will include a surface storm water

management basin designed to manage and treat storm water runoff in accordance with the City requirements. Proposed site lighting and landscaping will comply with City requirements.

EXHIBIT “A”

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**Application of Concord Orthopaedics
For Conditional Use Permit associated with Site Plan Application
Located at 264 Pleasant Street (MBL 95/3/1, 95/3/3 and 96/1/10)
Concord, New Hampshire**

Applicant: Concord Orthopaedics

Subject Property: (MBL 95/3/1 & 96/1/10)

I. Proposal Outline:

The subject parcel of land is located on the northwest corner of Pleasant Street and Langley Parkway in Concord, New Hampshire and is home to Concord Orthopaedics. The subject parcel is a composite of existing tax lots 95/3/1 and 95/3/3 and a portion of lot 96/1/10 that are currently in the process of being consolidated and adjusted via a lot line adjustment plan through the City of Concord Planning Board. The aggregate property, after consolidation and adjustment, will be 5.5887 acres in size.

The parcel currently contains a medical office development on its south end with two existing buildings and a large parking lot with driveway access on both Langley Parkway and Pleasant Street. The Concord Hospital medical campus lies directly across Langley Parkway to the east and the new Concord Hospital parking garage is directly adjacent to the north. The Unitarian Universalist Church of Concord is located directly to the west and the Carmelite Monastery is directly across Pleasant Street to the south. To the northwest there is undeveloped, residentially-zoned land, including a large hillside watershed with a stream that flows across the subject site.

The proposed improvements include an expansion of the existing parking lot by extending it onto the undeveloped portion of the property at its north end. No expansion of the buildings or uses are being proposed but rather just an expansion of the existing parking lot, in order to provide relief of existing parking demands onsite. No alterations to the existing driveway entrances are being proposed and the vehicular circulation of the site will remain similar to the existing condition, in order to limit the disruption to the current operation. A portion of the existing stream that flows onto the site will be filled, to provide a level area for the new parking lot. In addition, the existing wet detention basin onsite will also be dredged and re-graded as part of the drainage improvements. This work will require a Dredge & Fill Wetlands Permit from NHDES. The onsite improvements will include a surface storm water management basin designed to manage and treat storm water runoff in accordance with the City requirements. Proposed site lighting and landscaping will comply with City requirements.

Because these new site improvements will involve filling and dredging existing wetlands, and work within the existing 50-foot wetland buffer, the applicant is requesting the following Conditional Use Permit:

EXHIBIT “A”

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Section 28-4-3(d) Conditional Use Permit Required for Certain Disturbances of Wetland Buffers

This Conditional Use Permit application is being submitted concurrently with a Site Plan application for the proposed site improvements. Refer to the Site Plan application which contains a more thorough Project Narrative, including photographs of the subject area of the site.

The proposed dredging and filling of the existing wetlands onsite will require a Wetlands Dredge & Fill Permit from NHDES. The Wetland Permit application will be submitted to NHDES concurrently with the Site Plan Application and CUP application to the Concord Planning Board. Any approval granted by the Planning Board on these applications would be subject to approval of the Wetlands Application from NHDES. Once approved by NHDES, and in accordance with Section 28-4-3(a)(2) of the Zoning Ordinance, the “perimeter of the wetland shall be deemed to be the new edge between the fill as placed in accordance with the permit and the remaining wetland.”

II. Standards of Review for Condition Use Permit – Z.O. Article 28-9-4(b)(4)

In submitting the attached application for a Conditional Use Permit, the applicant recognizes the need to successfully demonstrate, to the satisfaction of the City of Concord Planning Board, that each of following standards have been or will be fulfilled upon completion of the subject work. Specifically:

- a. The use is specifically authorized in this ordinance as a conditional use;*

Impacts to wetland buffers are authorized by conditional use permit under Article 28-4-3(d) of the Zoning Ordinance.

- b. If completed as proposed by the applicant, the development in its proposed location will comply with all requirements of this Article, and with the specific conditions or standards established in this ordinance for the particular use;*

The proposed development will be in compliance with all aspects of this Article. There are no other specific conditions or standards established in the ordinance for the particular use. The proposed parking lot will comply with all aspects of the Zoning Ordinance and the Site Plan Regulations.

- c. The use will not materially endanger the public health or safety;*

There is no reason to believe that the health or safety of the general public will be adversely affected by the proposed disturbance to the wetland buffer.

- d. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;*

The proposed use, as it relates to the CUP, will have no impact on the neighborhood or adjoining uses in the area. The neighborhood is a medical and institutional campus with expansive

EXHIBIT “A”

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parking lots and a parking garages. The proposed parking lot is very compatible with the adjacent land uses.

- e. The use will not have an adverse effect on highway or pedestrian safety;*

The proposed use, as it relates to the CUP, is needed in order to alleviate existing parking problems onsite. Therefore, it will have a positive impact on vehicular circulation onsite and will enhance pedestrian safety.

- f. The use will not have an adverse effect on the natural, environmental, and historic resources of the City;*

The proposed use, as it relates to the CUP, involves the construction of an existing parking lot. The construction will cause an impact to a man-made wet detention pond that will be dredged and regraded as part of the project. It will also involve the filling of a couple hundred feet of a Tier One stream channel which will be piped beneath the parking lot to the detention basin. The wetlands and buffers being impacted by this work are lower quality in nature and do not have significant natural or environmental value. In these respects, there will not be any adverse impact to the natural or environmental resources of the city. The proposed use should not have any impacts at all on the historic resources of the city.

- g. The use will be adequately serviced by necessary public utilities and by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.*

The proposed conditional use will not require any public utilities, facilities or services.

III. Standards of Review for Condition Use Permit – Z.O. Article 28-4-3(d)

In addition to the requirements of Article 28-9-4(b)(4) discussed above, the applicant recognizes the need to successfully demonstrate, to the satisfaction of the City of Concord Planning Board, that each of following additional standards have been or will be fulfilled upon completion of the subject work. Specifically:

- 1. The disturbance of the buffer is necessary to the establishment of an allowable principal or accessory use on the buildable land area of the lot;*

The proposed disturbance to the wetland buffer is needed in order to provide adequate onsite parking (accessory use) for the existing medical facility (primary use). There is no other land available onsite to expand the existing parking lot other than to impact the wetland and wetland buffer as planned.

EXHIBIT "A"

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2. *The proposed disturbance to the buffer cannot practicably be located otherwise on the lot to eliminate or reduce the impact to the buffer and represents the minimum extent of disturbance necessary to achieve the reasonable use of those portions of the lot consisting of buildable land;*

There is simply no other way to expand the parking lot on the subject parcel. The land at the north end of the site is the only undeveloped land available. The parking lot has been designed to meet the parking requirements of the Zoning Ordinance while keeping the impact to the wetland buffer to a minimum amount as possible. Therefore, the buffer impact cannot be eliminated or reduced from what is currently proposed.

3. *The proposed disturbance to the buffer minimizes the environmental impact to the abutting wetland, and to downstream property and hydrologically connected water and wetland resources;*

A full hydrologic and hydraulic analysis has been prepared and is included within the Stormwater Management Report that was submitted as part of the associated Site Plan application. The onsite stormwater management system has been designed to mitigate the effects of the proposed improvements in accordance with the Site Plan Regulation such that there will not be any adverse effects to downstream properties or wetlands.

4. *Where applicable, wetland permits have been received or are obtained from the NHDES and USACOE;*

This project will require an NHDES Wetlands Dredge & Fill Permit which is being applied for concurrently with this CUP review process through the Planning Board. Granting of the CUP should be conditioned upon receipt of the Wetlands Permit from NHDES.

5. *Where applicable, permits for proof of compliance with all other state and/or federal regulations have been received or are obtained.*

There are no other state or federal regulations that apply to the proposed use, as it relates to the CUP.



GOOGLE EARTH EXCERPT: 2015 IMAGE

AERIAL MAP EXHIBIT

PREPARED FOR:

**CONCORD ORTHOPEDICS
264 PLEASANT STREET
CONCORD, NEW HAMPSHIRE**



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SCALE: 1"=300'

DATE: NOV. 2016

PROJ: 16059

SHEET: 1 OF 1

III. Site Photograph Exhibits



Figure 1 EXISTING PARKING LOT - LKNG N



Figure 2 SITE – LKNG N FROM N END of PARKING LOT EXP. SITE



Figure 3 PARKING LOT EXP. SITE - LKNG ESE from N END



Figure 4 PARKING LOT EXP. SITE – LKNG S from N END

MAP 95, BLOCK 2, LOT 6
CARMELITE MONASTERY
275 PLEASANT STREET
CONCORD, NH 03301
V. 3040 P. 838

MAP 96, BLOCK 1, LOT 9
UNITARIAN UNIVERSALIST CHURCH OF
CONCORD
274 PLEASANT STREET
CONCORD, NH 03301
V. 1831 P. 642

MAP 96, BLOCK 1, LOT 10
UNITARIAN UNIVERSALIST
CHURCH OF CONCORD
274 PLEASANT STREET
CONCORD, NH 03301
V. 1831 P. 642

MAP 95, BLOCK 3, LOT 1
GJC ASSOCIATES
264 PLEASANT STREET
CONCORD, NH 03301
V. 1498 P. 69
V. 1380 P. 554
AREA: 171,446 SQ. FT.
OR 3.94 AC.

MAP 95, BLOCK 3, LOT 3
GJC ASSOCIATES
264 PLEASANT STREET
CONCORD, NH 03301
V. 1987 P. 1892
AREA: 18,350 SQ. FT.
OR 0.42 AC.

MAP 95, BLOCK 3, LOT 4A
CAPITAL REGION HEALTH CARE DEVELOPMENT
CORPORATION
250 PLEASANT STREET
CONCORD, NH 03301
V. 1377 P. 968

(ACROSS STREET)
MAP 95, BLOCK 2, LOT 3
DARTMOUTH HITCHCOCK
ATTN: ALLISON BRISSON
5 BEDFORD FARMS DR.
BEDFORD, NH 03110-6524
V. 2859 P. 1753

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE EXPANSION OF THE EXISTING PARKING LOT ON THE SUBJECT PARCEL OF LAND.
2. REFERENCE THE SUBJECT PARCEL OF LAND AS EXISTING LOTS OF RECORD KNOWN AS CITY OF CONCORD MAP-BLOCK-LOT 95-3-1 AND 95-3-3 AND A PORTION OF THE EXISTING LOT OF RECORD KNOWN AS CITY OF CONCORD MAP-BLOCK-LOT 96-1-10. THE SUBJECT PARCEL IS BEING CREATED BY A LOT CONSOLIDATION OF EXISTING LOTS 95-3-1 AND 95-3-3 AND A BOUNDARY LINE ADJUSTMENT WITH LOT 96-1-10.
3. THE SUBJECT PARCEL CONTAINS 243,443 SF OR 5.5887 ACRES (AFTER LOT CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT).
4. OWNERS OF RECORD:

MBL 95-3-1 GJC ASSOCIATES 264 PLEASANT STREET CONCORD, NH 03301 V. 1498 PG 69 MCRD V. 1380 PG 554 MCRD	MBL 95-3-3 GJC ASSOCIATES 264 PLEASANT STREET CONCORD, NH 03301 V. 1987 PG 1892 MCRD	MBL 96-1-10 UNITARIAN UNIVERSALIST CHURCH OF CONCORD 274 PLEASANT STREET CONCORD, NH 03301 V. 1831 PG 642 MCRD
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5. THE SUBJECT PARCEL IS SPLIT-ZONED BETWEEN THE 'IS' INSTITUTIONAL DISTRICT AND THE 'RO' RESIDENTIAL OPEN SPACE DISTRICT. THE EXISTING SITE IMPROVEMENTS ARE LOCATED ENTIRELY WITHIN THE 'IS' DISTRICT. THE PROPOSED PARKING LOT EXPANSION CROSSES INTO THE 'RO' DISTRICT. THE PROPOSED IMPROVEMENTS ARE SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS PER THE CITY OF CONCORD ZONING ORDINANCE FOR EACH ZONING DISTRICT:

	REQUIRED ('IS')	REQUIRED ('RO')	PROVIDED
MIN. LOT AREA:	25,000 SF	87,120 SF	243,443 SF
MIN. BUILDABLE AREA:	12,500 SF	20,000 SF	186,040 SF
MIN. LOT FRONTAGE:	150 FT	200 FT	277.51 FT
MIN. FRONT SETBACK:	30 FT	50 FT	59 FT (EXISTING)
MIN. REAR SETBACK:	30 FT	50 FT	242 FT (EXISTING)
MIN. SIDE SETBACK:	25 FT	40 FT	14.6 FT (EXISTING)
MAX. LOT COVERAGE:	75%	10%	60.5% (66.9% IN 'IS'; 9.7% IN 'RO')
BUILDING HEIGHT:	45 FT	35 FT	

NON-BUILDABLE AREA CALCULATIONS:
BLUFFS & RAVINES: 0 SF
EXISTING EASEMENTS: 31,681 SF
WETLANDS NOT IN EASEMENT: 25,722 SF

6. THE SUBJECT PARCEL IS NOT LOCATED WITHIN ANY OVERLAY DISTRICT.
7. LOT COVERAGE CALCULATIONS:

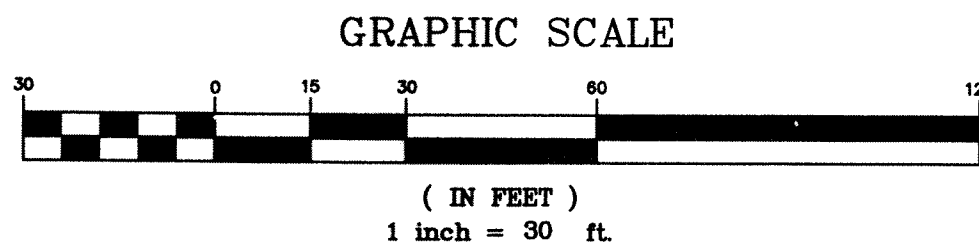
EXISTING BUILDING (ROOF) AREA:	31,890 SF
EXISTING LANGLEY PARKWAY ROAD & SIDEWALK:	24,483 SF
EXISTING ONSITE PAVED PARKING LOT:	63,113 SF
EXISTING ONSITE CONCRETE PADS & PAVED WALKS:	4,245 SF
PROPOSED ONSITE PARKING LOT PAVEMENT:	23,466 SF
TOTAL IMPERVIOUS AREA:	147,197 SF (60.5%)
8. PARKING CALCULATIONS:

REQUIRED PARKING:	EXISTING BUILDING IS 50,000-SF MEDICAL OFFICE 1 SPACE PER 225 SF GFA @ 50,000 SF = 222 PARKING SPACES REQUIRED
PARKING PROVIDED:	EXISTING CONDITIONS = 156 SPACES (INCLUDING 11 STACKED SPACES) PROPOSED CONDITIONS = 231 TOTAL SPACES, INCLUDING 8 HANDICAP ACCESSIBLE SPACES, AND 47 COMPACT SPACES (20.3%)

NOTE: ALL PROPOSED STANDARD SPACES ARE 9' WIDE BY 19' LONG.
ALL COMPACT SPACES ARE 8' WIDE BY 15' LONG.
9. THIS PROJECT REQUIRES THE FOLLOWING LOCAL, STATE AND FEDERAL PERMITS:

A) NHDES WETLANDS DREDGE AND FILL PERMIT
10. THIS PROJECT REQUIRES THE FOLLOWING CONDITIONAL USE PERMITS:

11. ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF CONCORD CONSTRUCTION STANDARDS.
12. PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION.
13. THIS PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
14. THE AREA OF LAND DISTURBANCE PROPOSED BY THIS PROJECT IS APPROXIMATELY 62,000-SF.
15. DURING PROJECT CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AS-BUILT SKETCHES OF ALL UNDERGROUND UTILITIES PRIOR TO BACKFILL AND PROVIDE TO ENGINEER OR RECORD. ALL INVERTS AND ELEVATIONS SHALL BE BASED ON A SURVEYED BENCHMARK PROVIDED BY THE SURVEYOR OF RECORD. THE SURVEYOR SHALL PROVIDE AN AS-BUILT OF THE SITE UTILIZING NH STATE PLANE GRID COORDINATES AND N.A.V.D. 88 DATUM AND SUBMIT TO THE ENGINEERING SERVICES DIVISION IN ELECTRONIC FORMAT FOR INCLUSION IN THE CITY GIS DATABASE.
16. IN ACCORDANCE WITH THE NATIONAL POLLUTANT ELIMINATION SYSTEM (NPDES), GENERAL DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, THIS PROJECT WILL REQUIRE SUBMISSION OF A NOTICE OF INTENT (NOI) TO THE US EPA. THE NOI MUST BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE CITY. PER EPA RULES, CONSTRUCTION CANNOT BEGIN UNTIL 14 DAYS AFTER EPA HAS RECEIVED THE APPLICATION AND POSTED THE NOI, FOR BOTH THE OWNER AND THE CONTRACTOR, ON THEIR WEBSITE. REFER TO [HTTP://CFPUB.EPA.GOV/NPDES/STORMWATER/CGP.CFM](http://cfpub.epa.gov/npdes/stormwater/cgp.cfm) FOR MORE INFORMATION.

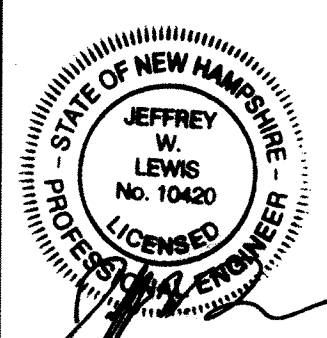


SITE PLAN

PREPARED FOR:

CONCORD ORTHOPAEDICS
264 PLEASANT ST. (MBL 95/3/1, 95/3/3 & 96/1/10)
CONCORD, NEW HAMPSHIRE

OWNER (MBL 95/3/1): (MBL 95/3/3):	GJC ASSOCIATES 264 PLEASANT STREET CONCORD, NH 03301	OWNER (MBL 96/1/10): UNITARIAN UNIVERSALIST CHURCH OF CONCORD 274 PLEASANT STREET CONCORD, NH 03301
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NO.	DATE	DESCRIPTION