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AUG 15 2018

Planning Division
Concord, NH

**PROJECT NARRATIVE TO ACCOMPANY
MAJOR SITE PLAN APPLICATION**

**RYMES PROPANE & OIL
257 SHEEP DAVIS ROAD
MAP 61 / BLOCK Z / LOT 1**

INTRODUCTION

Rymes Propane & Oil is located on the west side of Sheep Davis Road (NH Route 106), north of Pembroke Road and south of Triangle Park Drive. The property is within the Gateway Performance zoning district.

The property received local approval in 2001 for development of Concord Motorcycle. The property now serves as the headquarters of Rymes Propane & Oil.

This site plan application proposes the development of 29 parking spaces that were shown on the approved 2001 site plan as "future". No change to the building area is proposed.

EXISTING CONDITIONS

The lot is approximately 2.554 acres. The existing development includes a single 20,400 sf, single story commercial building. The property has driveway access off NH Route 106 and 70 parking spaces.

The site is flat throughout, consisting of sandy soils. Trees edge the west and south sides of the property. A 40' wide utility easement crosses the lot along the southern property boundary. A grass lawn area exists toward the south and extends to the southeast corner of the lot.

The lot is serviced by municipal water and sewer.

A total of 51 "future" parking spaces were shown at the south portion of the lot on the approved 2001 site plan for Concord Motorcycle by T.F. Bernier, Inc. Twenty-two of those future spaces were shown abutting the west property line. Conditional Minor Site Plan approval was granted in 2016 to construct 20 parking spaces in that location utilizing pervious

pavement. Those spaces were constructed in 2016 and are shown on our existing conditions plan (sheet 2 of 8 of the plan set).

The remaining 29 future spaces were shown in the lawn area near the southeast corner of the lot.

Photos of the existing site are attached.

PROPOSED DEVELOPMENT

This site plan application is for the development of the remaining 29 future parking spaces mentioned above. The new spaces will be constructed with standard pavement in the location shown on the 2001 Concord Motorcycle site plan.

The project will impact a total of **14,000 sf**. New pavement area will be **10,380 sf**, bringing the total pavement on the site to 41,740 sf (of which 5,960 sf is pervious pavement constructed in 2016). Total predevelopment impervious area on the property is 51,230 sf (46.1% of the lot). Post development impervious area will be 61,610 sf (55.4% of the lot).

In addition, two existing parking spaces near the building will be converted to ADA accessible by addition of painted symbol and upright sign. One parking space between the two will be converted to a striped ADA van aisle. Total parking spaces on the property will be 98, of which 4 are accessible.

No change to the building area is proposed.

TRAFFIC

From NHDOT traffic volume report for year 2014, NH Route 106 north of Pembroke Road had 14,000 trips per day. From the ITE Trip Generation 7th Edition for General Office Building, Land Use 710, trip generation per 1000 sf of gross floor area for a weekday averages 225 trips, or less than 2% of the trips on NH Route 106. The project proposes no change to the building area.

WETLAND IMPACTS

There are no proposed wetland impacts as part of the development on the subject site.

FLOOD PLAIN IMPACTS

No portion of the project area is within a special flood hazard area as designated by the Federal Emergency Management Agency map number 33013C0553E, effective date April 19, 2010.

WAIVER REQUESTS

Two waivers from the Site Plan Regulations are requested: the first is from section 11.05 requesting that the determination of completeness and opening the application to public hearing occur at the same Planning Board Meeting; the second is from section 12.03(1) that a NH Licensed Land Surveyor shall prepare, sign and seal the existing conditions plan.

CHECKLIST ITEMS

The completed Major Site Plan Checklist is attached to the application package.

SUBMITTED BY:

SFC ENGINEERING PARTNERSHIP, INC.

A handwritten signature in blue ink, appearing to read 'Daniel M. Flores', with a long horizontal line extending to the right.

Daniel M. Flores, P.E.
Project Manager



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August 14, 2018

AUG 15 2018

Mr. Richard S. Woodfin, Chair
Concord Planning Board
Concord City Hall
41 Green Street
Concord, NH 03301

Planning Division
Concord, NH

RE: **Waiver Request to Site Plan Regulations, Section 11.05
Rymes Propane & Oil
257 Sheep Davis Road**

Project #: **650711**

Chairman Woodfin,

On behalf of Rymes Propane & Oil, we respectfully request to waive the requirement from Section 11.05 of the Site Plan regulations that states that the Board will vote on the determination of completeness of the site plan application and then schedule the public hearing to the next available Planning Board meeting.

We ask that the determination of completeness and opening of the application to public hearing occur at the same meeting, similar to the process for a Minor Site Plan application.

The site plan application is for approval to construct parking spaces at an existing parking lot where those spaces were shown as "future" on an approved site plan. Although categorized as a Major Site Plan application, the project proposes only 29 parking spaces and 10,340 sf of impervious area, where 25 spaces and 10,000 sf of impervious area are the threshold for a Major Site Plan category.

In addition, as stated above, the parking location has previously been shown and approved on a site plan. This project utilizes that future location and provides specific design elements to conform to the current codes and regulations of the city of Concord.

SUBMITTED BY:

SFC ENGINEERING PARTNERSHIP, INC.

A handwritten signature in blue ink, appearing to read "D. Flores", with a long horizontal line extending to the right.

Daniel M. Flores, P.E.
Project Manager



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Planning Division
Concord, NH

August 14, 2018

Mr. Richard S. Woodfin, Chair
Concord Planning Board
Concord City Hall
41 Green Street
Concord, NH 03301

**RE: Waiver Request to Site Plan Regulations, Section 12.03(1)
Rymes Propane & Oil
257 Sheep Davis Road**

Project #: 650711

Chairman Woodfin,

On behalf of Rymes Propane & Oil, we respectfully request to waive the requirement from Section 12.03(1) of the Site Plan regulations that requires that a New Hampshire Licensed Land Surveyor shall prepare, sign and seal the existing conditions plan.

The site plan application proposes construction of parking spaces at an existing parking lot where those spaces were shown as "future" on an approved site plan.

In 2016, the owner of the property received Conditional Minor Site Plan approval to construct 20 parking spaces near this new proposed area. An existing conditions plan was prepared by FWS Land Surveying, PLLC, and signed and sealed by a New Hampshire Licensed Land Surveyor prior to construction of those 20 spaces. Information from that existing conditions plan has formed the basis for the SFC existing conditions plan within the site plan set before you (sheet 2 of 8). SFC has visited the site and we have included the 20 parking spaces constructed in 2016.

Note that no change is proposed to the property boundary.

The stamped existing conditions plan titled Topography Plat by FWS Land Surveying dated August 9, 2016 is included in the Site Plan application.

SUBMITTED BY:

SFC ENGINEERING PARTNERSHIP, INC.

A blue ink signature of Daniel M. Flores, consisting of a stylized 'D' followed by 'M. Flores'.

Daniel M. Flores, P.E.
Project Manager