



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

April 17, 2019

Project Summary – Minor Site Plan

Project Name: Above All Collision Center (2019-04)
Owner: Whittemore Holdings, Inc.
Address: 121 Chenell Drive
Map/Block/Lot: 111-G/1/55

Determination of Completeness:

Determine this application complete and set the public hearing for May 15, 2019.

Project Description:

The applicant is requesting Major Site Plan approval for a previously constructed 15,300 sf, parking lot for vehicle storage and proposed security and drainage improvements.

Project Details:

Zoning:	(IN) Industrial
Existing Use:	Gravel parking lot
Proposed Use:	Gravel parking lot with fence and gate
Lot Coverage Max:	85%
Existing Coverage:	34.7%
Lot Coverage Proposed:	40.1%
Lot Area Required:	40,000 sf
Lot Area Provided:	283,702 sf (6.51 ac)
Building Setbacks Required:	50' front, 30' rear, 25' side
Building Setbacks Provided:	50' front, 30' rear, 25' side

1. General Comments

- 1.1 The following comments pertain to the 5 sheet plan set titled "Site Redevelopment Plans, 45 Chenell Drive" prepared Rokeh Consulting, LLC, dated December 18, 2018 and revised through March 25, 2019.
- 1.2 The parking lot was constructed in the fall of 2018 without prior site plan approval.
- 1.3 Comments from the Engineering Services Division are provided in the memo dated April, 2019
- 1.4 The application appeared before the Architectural Design Review Committee on April 2, 2019. The committee requested that the applicant provide details for the proposed fencing and gate and drainage improvements for staff review. The committee also observed that the plan lacks the

required landscaping and recommended that the applicant should work with staff to ensure compliance with the regulations.

2. Technical Review Comments

- 2.1 Provide the scale of the vicinity map on the cover page in accordance with Section 12.05 of the Site Plan Regulations (SPR)
- 2.2 Provide a scale on the Site and Grading Plan, in accordance with Section 16.02(3) (SPR).
- 2.3 The applicant shall demonstrate that the stormwater runoff from the new parking lot will be channeled to the drainage basin at the south-eastern corner of the lot, will not flow onto the abutter's property and that the drainage basin can handle the additional runoff from 2, 10, 25, and 100 year storms, in accordance with Section 22.07(1) (SPR).

Landscape Plan Comments

- 3.1 Provide planting specifications on a detail sheet, in accordance with Section 27.07(6) (SPR).
- 3.2 Provide calculations for the number of trees required (1 tree per 1,000sqft of parking), in accordance with Section 18.17 (SPR).
- 3.3 A licensed landscape architect is required to stamp the plan sheet with landscaping specifications, in accordance with Section 16.02(1) (SPR); staff suggests that person plants a mix of native, deciduous shade trees with no one species accounting for more than 25% of the total tree count, in accordance with Section 27.07(4) (SPR).
- 3.4 Existing trees within 20 feet of the parking lot may be counted towards the total tree count, provided they are identified on the plan and if evergreen, do not account for more than half of the total tree count, in accordance with Section 18.17 (SPR).
- 3.5 A New Hampshire Licensed Landscape Architect shall stamp and sign the landscape plan, in accordance with Section 12.03(3) (SPR).

Prepared by: SCD

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David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Sam Durfee, Senior Planner
FROM: Bryant A. Anderson, PE
DATE: April 5, 2019
SUBJECT: Plan Review, Parking Lot Expansion, Whittemore Holdings, 45 Chenell Drive;
Map 111G, Block 1, Lot 55; (2019-04)

The Engineering Services Division (Engineering) has received the following items for review:

- *Site Redevelopment Plans*, 45 Chenell Drive, Tax Parcel 111/G 1/55, Concord, Merrimack County, New Hampshire, prepared by Rokeh Consulting, LLC, dated December 18, 2018

As a supplement to any comments offered by the Planning Division, Engineering offers the following design related comments. **With subsequent submissions, the applicant should provide a response letter that acknowledges/addresses each of these comments.**

Site Plans

Cover Sheet

1. The reference to the Tax Parcel in the Title Block should be revised to Map 111G, Block 1, Lot 55. This comment applies to all sheets.

Existing Conditions Plan

2. Additional topographic information is needed to define the existing swale between the proposed parking lot and the existing drainage basin.

Proposed Site and Grading Plan

3. The existing dumpster and clothing station is located in the area called out as an existing swale. Based on a site visit, it does appear that there is an established swale in this area. Therefore it is unclear how runoff from the proposed swale will be conveyed.

Engineering Services
City Hall • 41 Green Street • Concord, NH 03301 • (603) 225-8520
engineering@concordnh.gov

Re: Review Comments (2019-04)
Whittemore Holdings, 45 Chenell Drive
Date: 4/5/2019

4. Additional topographic information should be provided between the existing northeast curb break and the abutting property to the east. It appears that runoff from the parking lot may sheet flow towards the abutting lot and not towards the existing drainage basin.
5. A Typical Section Detail should be provided for the gravel parking lot.
6. A detail should be provided for the proposed security fence.

General Comments

7. A Maintenance and Operation Plan should be provided for the storm drainage system in accordance with Section 22.05 of the Site Plan Regulations.
8. Information should be provided that the proposed improvements meet the storm water standards listed in Section 22.08 of the Site Plan Regulations.

Post-Approval/Pre-Construction Items

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

1. The applicant/contractor shall set up a pre-construction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc.
2. The following permit(s) will need to be obtained from the Engineering Services Division:
 - a. Driveway Permit