

Narrative

Project: New Sanel/NAPA Building and 2 Lot Subdivision
Address: 108 Old Turnpike Road, Concord NH (Map 110M/Block 1/Lot 3)
Owner/Applicant: Daval Realty Associates LP (Banks Chevrolet)

This project is part of a land swap between Daval Realty Associates LP (Banks Chevrolet) and Sanel/NAPA. Banks Chevrolet plans to swap a portion of its 108 Old Turnpike Road property (to be built out as described below) to Sanel/NAPA in exchange for Sanel/NAPA's property on 129 Manchester Street.

Sanel/NAPA owns a 4.2-acres property at 129 Manchester Street in Concord. Daval Realty owns a 16.88-acre undeveloped parcel at the intersection of Old Turnpike Road and Ripley Road in Concord NH. The Old Turnpike Road property is the subject of the two applications submitted on April 17, 2019. A major site plan application for the Manchester Street property will be submitted in the near future.

This project proposes a minor subdivision of Banks Chevrolet's 108 Old Turnpike Road property into 2 parcels: Lot 1 will be 11.88-acres and Lot 2 will be 5-acres. Banks Chevrolet proposes developing Lot 2 with a 30,700-square foot commercial building for Sanel/NAPA with associated drives, parking, loading areas, and utilities. The principal use of the building will be Wholesale Storage & Distribution, and the two accessory uses will be Retail and Office. The office portion of the building is 2-story, and gross building area is 36,200-square feet. The property is located in the Industrial (IN) Zoning District. On March 6, 2019 the Zoning Board of Adjustment granted a variance to allow 2,990 SF of retail where 2,500 SF of retail is permitted.

The building will be serviced by municipal water, municipal sewer, and natural gas. The building will be fully sprinklered.

- The water service connection will be made on Old Turnpike Road. Two services are proposed to provide a water service stub for future development of Lot 1.
- The sewer service will be connected to the sewer main located on 119 Old Turnpike Road. The sewer main will be extended through a City easement. A sewer service is proposed for the future development of Lot 1.
- Natural gas is available in Ripley Street.

The project involves 165,000 square feet of total disturbance and proposes to create 108,369 square feet (2.48 acres) of new impervious cover. A New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AOT) permit is required and an application has been submitted. Stormwater will be controlled and treated on-site in two underground infiltration galleries and an on-site infiltration area.

A traffic study scoping meeting was held with the City Traffic Engineer, Robert Mack, PE. A traffic study is underway and will be submitted upon completion. The project proposes two

driveways: the main entrance on Old Turnpike Road and a secondary entrance on Ripley Street. A pedestal sign will be located at the Old Turnpike Road entrance where retail customers, employees, and all trucks will enter the site. The site has been designed for box trucks (for distribution) to use the main entrance to exit the site. Tractor trailer trucks will drive to the back of the site where they will back up to loading docks, and then exit the site on Ripley Street. The layout eliminates overlap of passenger vehicles and tractor trailer trucks at the main entrance where trucks would likely make a left-hand turn to go to I-93. The 2nd driveway on Ripley Street allows trucks to make a right turn and travel to Airport Road. It provides an option for employees driving to and from the east to easily access the site. Ripley Street and the residential properties located across the street are also zoned Industrial. The driveway has been located so that it aligns with the driveways across Ripley Street to minimize impact to the area's residences. Banks Chevrolet anticipates fully landscaping the property.

7.0 SITE PHOTOGRAPHS



Ripley Rd Old Turnpike Road Intersection



Old Turnpike Road Frontage



Looking into property from Ripley Rd.



Ripley Road Frontage