

Narrative

Project: Banks Chevrolet Expanded Vehicle Storage
Address: 129 & 137 Manchester Street Concord, NH 03301
Applicant: Daval Realty Associates LP (Banks Chevrolet)
Owner: Sanel Realty Company, Inc.

Banks Chevrolet Cadillac has a Purchase & Sale agreement to purchase the property at 129 Manchester Street and proposes to construct additional automobile storage associated with their dealership located at 137 Manchester Street. The two lots will be merged upon completion of the purchase. All existing improvements on the 129 Manchester Street property will be demolished. The project proposes to construct 164,500 square feet of paved vehicle storage and associated curbing, landscaping, site lighting, and stormwater controls. The project includes reduction of the curb cuts to provide one 24-foot wide driveway on Manchester Street and one 24-foot wide driveway on Old Suncook Road. For security purposes, the proposed driveways will be gated and only used for maintenance and by emergency vehicles. The locks will be coordinated with the Concord Fire Department to permit emergency access. A Conditional Use Permit for driveway separation is requested for the driveway on Manchester Street. Additional information is provided in the last paragraph of this narrative.

The area of the 129 Manchester Street is approximately 4.5 acres, and the area of 137 Manchester Street is approximately 6.5 acres. The combined lot will have an area of approximately 11 acres. The project involves 205,000 square feet of total disturbance and proposes to construct 164,500 square feet (3.78 acres) of new pavement. The project results in a 29,357 SF decrease in impervious cover. Today the sites have an existing impervious area of 402,674 SF. The proposed site will have 373,317 SF of impervious area, which represents a 6% reduction.

Stormwater will be controlled and treated on-site in two underground infiltration galleries. All stormwater runoff from the new parking lot will be infiltrated on site and stormwater will no longer runoff to the Manchester Street and Old Suncook Road municipal drainage systems.

The project requires City of Concord Major Site Plan approval and a New Hampshire Department of Environmental Services (NHDES) Alteration of Terrain (AOT) permit.

Conditional Use Permit

A Conditional Use Permit is requested to construct a driveway on Manchester Street 125 feet from the adjacent driveway where 200 feet of separation is required. The existing driveway separation is approximately 190 feet, and the driveway opening is approximately 425 feet. The project proposes to reduce the existing 435-foot curb opening on Manchester Street by installing curb and constructing a single 24-wide driveway. The location of the driveway is aligned with the driveway onto Old Suncook Road and with the aisle at the end of the vehicle storage. For security purposes, the proposed driveway will be gated and only used for maintenance and by emergency vehicles. Customers and employees will continue to use the existing main entrance

to Banks Chevrolet on Manchester Street. The driveway is not aligned with the driveway across the street (for Ichiban Restaurant) because it would break-up the efficient layout and operation of aisles in the storage area. The driveway will be used minimally. For example, snow removal operations happen only during winter months and take place overnight when the surrounding businesses are closed. For emergency vehicle purposes, it is best for the two driveways to align with the interior aisle.

7.0 SITE PHOTOGRAPHS



West end of property
Looking North from Manchester St



Manchester St Frontage
Looking Northeast



East property Line
Looking Southwest from Old Suncook Rd



Old Suncook Road Frontage
View looking West



West end of property
Looking Southeast

July 29, 2019

City of Concord Planning Board
City Hall
41 Green Street
Concord, New Hampshire 03301

**RE: Response to Comments
Banks Expanded Vehicle Storage Area (2019-41)
129 & 137 Manchester Street Concord, New Hampshire**

Dear Planning Board:

Wilcox & Barton, Inc. is pleased to submit this letter addressing the comments provided in the Project Summary dated July 17, 2019 meeting and Engineering comments from Bryant Anderson, P.E. dated July 3, 2019. Enclosed please find 3 copies of the revised plans. They have been revised as follows:

Project Summary dated July 17, 2019

2. Technical Review Comments

- 2.1 A Location Plan per Section 12.04 of the Site Plan Regulations (SPR) and Vicinity Plan per Section 12.05 (SPR) have been provided on the cover sheet.
- 2.2 A signed and stamped Existing Conditions Plan shall be provided in the near future.
- 2.3 The C1.2 Zoning Analysis table has been revised to show “N/A” under the backyard parking setback requirements.
- 2.4 The Parking Requirements table has been revised to provide a total of 254 proposed spaces. The parking count on the northern boundary has been adjusted to 21 spaces. An additional 2 spaces have been provided in the southern most proposed parking spaces, and the corresponding parking counts have increased from 17 spaces to 18 spaces. The number of surface spaces has been confirmed and changed to 220 spaces with 7 ADA spaces.
- 2.5 Calculations for interior parking lot landscape and total number of trees have been provided in the Zoning Notes on sheet C1.2. Interior landscaping areas shall be provided in the proposed display area to satisfy requirements for the proposed parking spaces on the Banks lot, which shall be converted from their existing display area spaces. New interior landscaping areas cannot be located next to the proposed parking spaces, because the existing underground infiltration galleries are beneath the proposed parking spaces.
- 2.6 The light trespass in the southwest and northwest driveways shall be addressed in the near future.

2.7 A Conditional Use Permit application is included with this submission.

Bryant Anderson letter dated July 3, 2019

Site Plans

Legend & Notes

1. The General Notes section of the Legend & Notes sheet has been revised to show the correct horizontal datum of NAD 83, and suggested notes 1.a – 1.f have been added.

Existing Conditions Plan

2. Deed reference shall be corrected in the near future.
3. The easement information shall be corrected in the near future, and the ROW line has revised in all civil plan sheets.

Demolition Plan

4. Both 8-inch water services and the 2-inch water service lines have been indicated on sheet C1.1.

Site Plan

5. The previous 6-foot ROW easement on the Banks Chevrolet lot has been changed to a ROW line. A proposed 7-foot ROW easement on the former Sanel lot and an additional 1-foot ROW easement on the Banks Chevrolet lot have been provided. Easements documents shall be provided in the near future.
6. A Conditional Use Permit is requested to construct a driveway on Manchester Street 125 feet from the adjacent driveway where 200 feet of separation is required. The existing driveway separation is approximately 190 feet, and the driveway opening is approximately 425 feet. The project proposes to reduce the existing 435-foot curb opening on Manchester Street by installing curb and constructing a single 24-wide driveway. The location of the driveway is aligned with the driveway onto Old Suncook Road and with the aisle at the end of the vehicle storage. For security purposes, the proposed driveway will be gated and only used for maintenance and by emergency vehicles. Customers and employees will continue to use the existing main entrance to Banks Chevrolet on Manchester Street. The driveway is not aligned with the driveway across the street (for Ichiban Restaurant) because it would break-up the efficient layout and operation of aisles in the storage area. The driveway will be used minimally. For example, snow removal operations happen only during winter months and take place overnight when the surrounding businesses are closed. For emergency vehicle purposes, it is best for the two driveways to align with the interior aisle.
7. The existing potholed pavement between the white line and the proposed edge of travel way on Manchester Street shall be repaired as noted on sheet C1.1.
8. The existing bituminous curb on Old Suncook Road shall be replaced along the 129 Manchester Street frontage with vertical granite curb as noted on sheet C1.1.

Grading & Drainage Plan

9. The plan has noted the potential adjustments needed for the existing hydrant on sheet C1.3.
10. The proposed edge of pavement has been adjusted to align with the catch basins on Manchester Street.
11. Spot grades have been added to define high points at the driveways.
12. A proposed catch basin has been provided in the low point of Manchester Street. The catch basin shall be located at the proposed edge of pavement and shall be connected by a 12-inch reinforced concrete pipe to the next existing catch basin in Manchester Street east of the proposed catch basin. Rim and invert elevations of the existing catch basin shall be confirmed with surveyor in the near future.

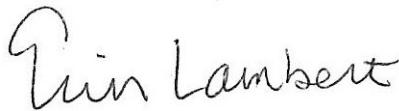
Lighting Plan

13. Lighting has been adjusted to prevent light levels from exceeding 0.2-fc on the western lot line. A new Lighting Plan has been provided.

If you have any questions, or require additional information, please contact me at (603) 731-9883.

Very truly yours,

WILCOX & BARTON, INC.



Erin R. Lambert, P.E, LEED AP
Associate Vice President

Attachment: Site Plans