

***Bedford Design Consultants* Inc.**  
**ENGINEERS AND SURVEYORS**

177 East Industrial Park Drive Manchester, NH 03109  
Telephone: (603) 622-5533 Fax: (603) 622-4740  
www.bedforddesign.com

**April 15, 2020**

City of Concord Planning Board  
Concord Community Development Department, Planning Division  
41 Green Street  
Concord, NH 03110

**RE: Subdivision Amendment – 193P/ 54, 54/1 to 54/21  
Vintage Estates Subdivision Amendment  
Sonoma Lane, Concord, NH**

Members of the Board,

On behalf of R.J. Moreau Communities, LLC, Bedford Design Consultants is pleased to submit an application for a Subdivision Amendment for the Vintage Estates subdivision on Sonoma Lane. This subdivision was approved in 2011. There are 22 lots in the subdivision which connects to Kyle Road and Emily Way.

There are two items which have been revised for this amendment. The first is the street tree landscaping along Sonoma Lane. The original submittal had street trees every 30 feet in between the roadway and sidewalk. The owner felt that the existing tree configuration would not support the longevity of the trees, or the integrity of the road and sidewalk. This amendment moves trees out of the right of way and to within 10' of the property line and reduces the number of trees along each frontage. The average number of trees per lot is two, with four trees along corner lots. A few of the lots only have one tree due to the spacing of the driveways and utilities.

We are also requesting an amendment to the improvements along the Alice Drive Cul-de-sac. A subdivision amendment was completed in 2016 where we showed the removal of pavement at the cul-de-sac to increase the size of center roundabout. The owner would like to waive any pavement improvements but still landscape the cul-de-sac. The plant selection has been updated to reflect the existing drainage pattern (drought tolerant plants).

Attached to this letter are the original landscape plan, and Alice Drive improvement sheet to use as a comparison. If you have any questions, please feel free to call us at 622-5533 or email me at [Katiew@BedfordDesign.com](mailto:Katiew@BedfordDesign.com). We look forward to discussing this amendment in more detail at a future planning board meeting.

Sincerely,  
**Bedford Design Consultants, Inc.**



Katherine A. Weiss, PLA, ASLA  
Project Manager

# *Bedford Design Consultants* Inc.

**ENGINEERS AND SURVEYORS**

177 East Industrial Park Drive Manchester, NH 03109

Telephone: (603) 622-5533 Fax: (603) 622-4740

www.bedforddesign.com

**April 15, 2020**

City of Concord Planning Board  
Concord Community Development Department, Planning Division  
41 Green Street  
Concord, NH 03110

**RE: Request for Waiver – Subdivision Checklist  
Vintage Estates Subdivision Amendment,  
Map 193P Lots 54, 54/1 to 54/21  
Sonoma Lane, Concord, NH**

Members of the Board,

On behalf of R.J. Moreau Communities, LLC, Bedford Design Consultants (BDC) respectfully requests a waiver to the Subdivision Checklist requirements. The project is a previously approved subdivision on Sonoma Lane off Kyle Road. We are requesting an amendment to the subdivision for street tree landscaping, and the Alice Drive cul-de-sac improvements.

We feel that due to the relatively minor changes and previous approval, the subdivision checklist is not essential to this submittal.

Sincerely,  
**Bedford Design Consultants, Inc.**



Katherine A. Weiss, PLA, ASLA  
Project Manager

# *Bedford Design Consultants* Inc.

ENGINEERS AND SURVEYORS

177 East Industrial Park Drive, Manchester, NH 03109

Telephone: (603)622-5533 Fax: (603)622-4740

www.bedforddesign.com

May 14, 2020,

Planning Board Members  
City of Concord Planning Board  
Planning Department  
Concord City Hall  
41 Green Street  
Concord, NH 03301

**RE: Vintage Estates Subdivision – Kyle Road/Alice Drive Roundabout Improvements**  
Sonoma Lane, Concord NH

Members of the Board,

Bedford Design has been asked by the R.J. Moreau Communities, LLC. to review the 2011 proposed changes to the existing roundabout at the intersections of Kyle Road and Alice Drive. Below is a brief history of the issue and reasons for our proposed changes.

The 2011 subdivision approval for Vintage Estates required improvements to this roundabout. They included removing the existing granite curbing and expanding the size of the island to edge of the brick pattern. The DPW department asked for this change because they believed cars were driving too fast through the intersection and acknowledged that the intersection was built to an older city standard. During subdivision approval we received a waiver from the Traffic analysis. The planning board cited our low traffic numbers, the wide array of egress routes through the surrounding development, and our proposed offsite improvements as a reason to waive the review. The DPW requested that the developer be the one to build the improvements, as there were no DPW projects nearby. The DPW estimated \$28,000 to improve the roundabout (about \$1,200 per lot). Bedford Design surveyed and designed an intersection plan (attached) which was added to the Vintage Estates subdivision plan set.

It is now 2020 and the project is under construction. The developer has met with the town regarding the need for the improvements. He is proposing leaving the roundabout as is but updating the landscaping in the center to reflect the existing drainage pattern (the proposed landscape design had more storm water in the center of the island). Attached are several pictures. There are two overviews of the roundabout, one with the whole development showing three other roundabouts and one with a closeup of the Alice Drive/Kyle Road roundabout. The closeup picture shows that cars still need to go around the circle and cannot drive straight through the intersection. The center island also has vertical granite cubing so the island cannot be driven over. Attached are some pictures of the island. The existing roundabout has slopes at 1.3%. The areas in our design labeled "areas to be planed and shimmed" are between 0.6% and 1%. This is a very tight design and ponding in the road is likely. We believe adding the landscaping to the center island (currently there is only grass) will help to slow traffic which is travelling straight along Alice Dr.

We look forward to discussing this with you at the May 20<sup>th</sup> Planning Board Meeting. If you have any questions, please call us at 622-5533.

Sincerely,  
**Bedford Design Consultants, Inc.**



Katherine A. Weiss, PLA  
Project Manager



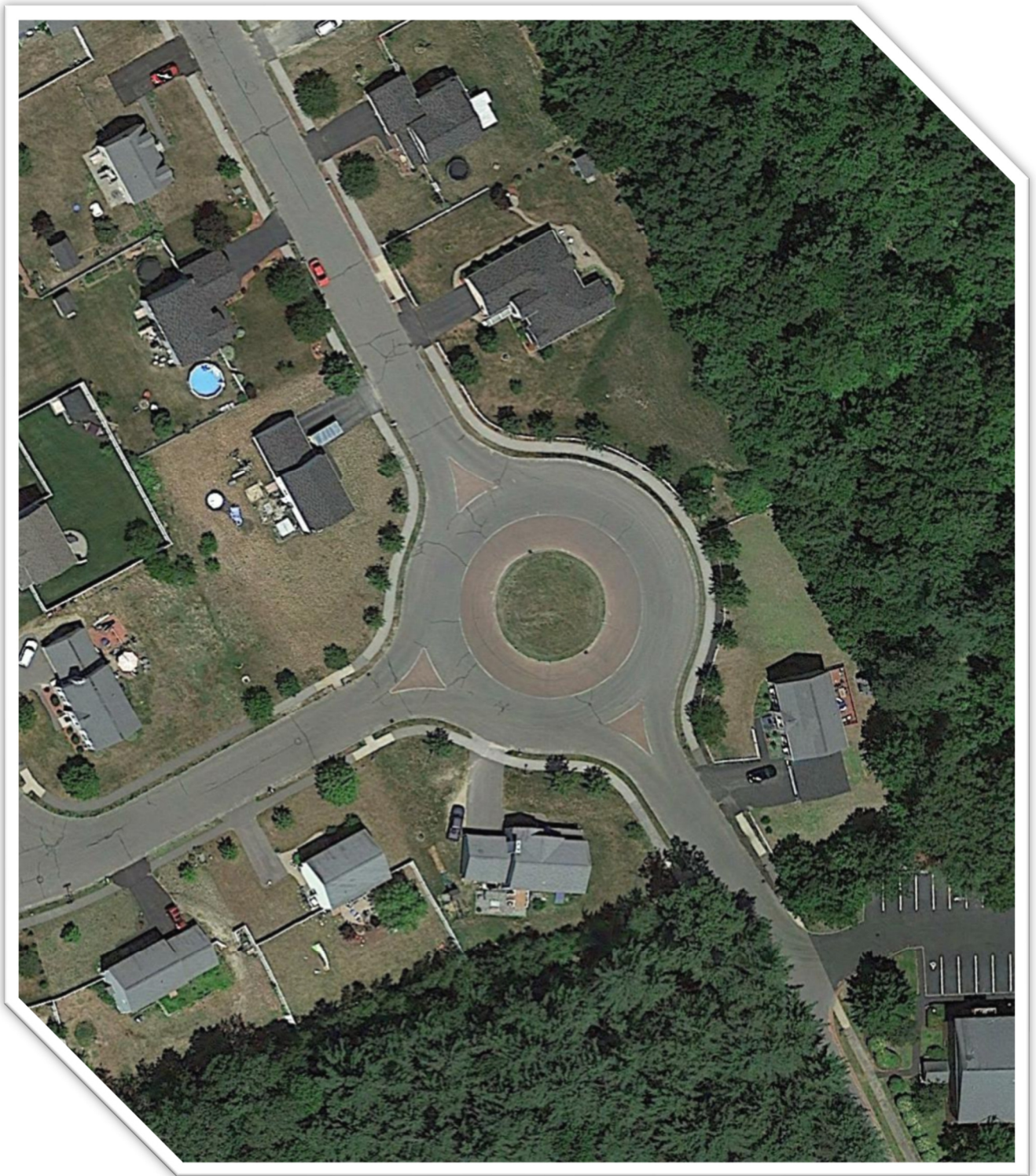
**Overview of Project Area**



Roundabout Location

Vintage Estates Subdivision





**Closeup of the Intersection of Kyle Road and Alice Drive**

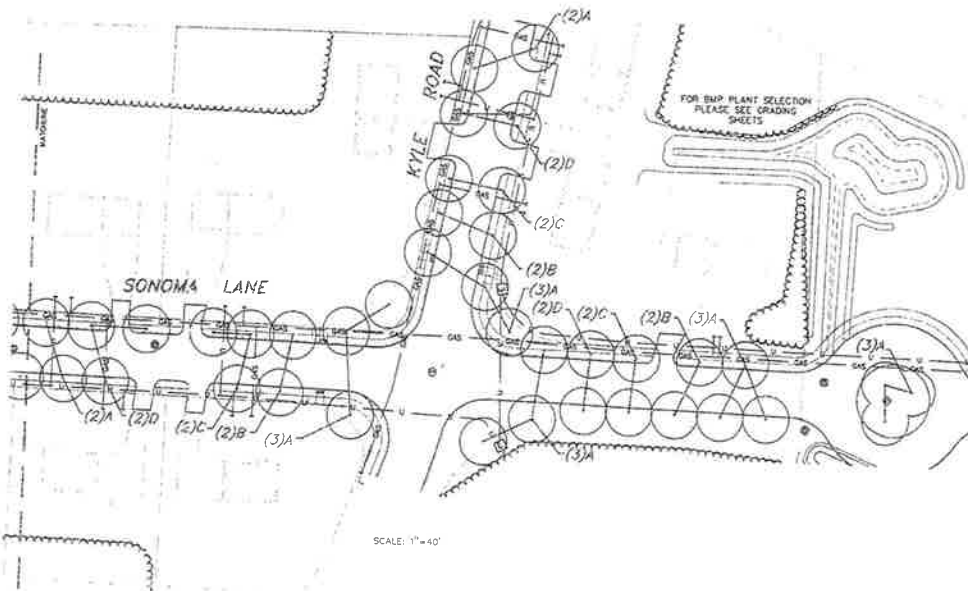
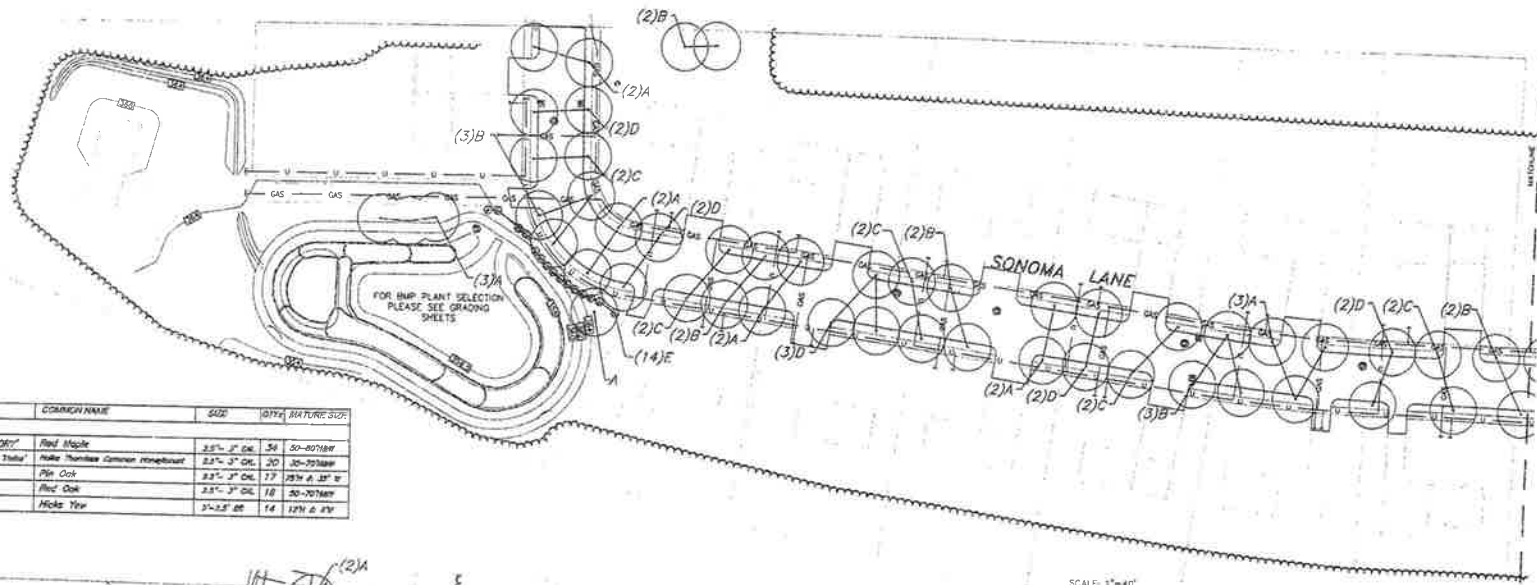




**Roundabout Pictures Taken at Ground Level**

# STREET TREE LIST

| SYMBOL                | LATIN NAME                             | COMMON NAME      | SIZE          | QTY | NATURE SUP   |
|-----------------------|--|------------------|---------------|-----|--------------|
| DECIDUOUS SHADE TREES |  |                  |               |     |              |
| A                     | ACER RUBRA "OCTOBER GLORY"             | Red Maple        | 2.5" - 3" DBH | 54  | 30-00718H    |
| B                     | GLADIOLUS HYACINTHUS var. ALBA (White) | White Throatlark | 2.5" - 3" DBH | 30  | 30-00718H    |
| C                     | QUERCUS PALMISTIFIDA                   | Pin Oak          | 2.5" - 3" DBH | 77  | 287H & 187 W |
| D                     | QUERCUS RUBRA                          | Red Oak          | 2.5" - 3" DBH | 18  | 30-00718H    |
| E                     | TAXUS MODIO "MOOSE"                    | White Pine       | 3" - 3.5" DBH | 14  | 127H & 87W   |



## NOTES:

- 1 TREE PER 30' OF FRONTAGE.  
2,630 LF OF FRONTAGE / 30' = 88 TREES REQUIRED  
= 89 TREES PROPOSED
- FOR PLANTING DETAILS SEE DETAILS SHEETS
- PLANTS CAN BE FOUND AT MILLICAN NURSERIES.
- ALL PLANTS SHALL BE NATIVE OR NON-INVASIVE.
- EXISTING INVASIVE SPECIES SHALL BE REMOVED.



**VINTAGE ESTATES**  
**LANDSCAPING PLAN**  
 PREPARED FOR & LAND OF:  
**R.J. MOREAU COMMUNITIES, LLC**  
 22 EASTMAN AVENUE  
 BEDFORD NH  
 LAND LOCATED AT:  
**KYLE ROAD & EMILY WAY, CONCORD NH**

SCALE: 1"=40' JANUARY 20, 2011 SHEET LPI OF LPI

**Bedford Design Consultants**  
 ENGINEERS AND SURVEYORS  
 177 East Industrial Park Drive, Manchester, NH 03109  
 Telephone: (603) 622-2533 Fax: (603) 622-4140  
 www.bedforddesign.com

|          |  |     |    |
|----------|--|-----|----|
| 03-24-14 | REVISED PER PLANNING COMMITTEE                         | AMF | 1  |
| 07-08-14 | REVISED PER ROADSIDE REMOVAL                           | AMF | 2  |
| 09-09-14 | REVISED PER ENGINEERING REVIEW                         | AMF | 3  |
| 10-30-14 | REVISED FOR PLANNING AND ENGINEERING REVIEW            | AMF | 4  |
| 11-19-14 | REVISED FOR CONDITIONS OF APPROVAL                     | AMF | 5  |
| 1-02-15  | REVISED OUTLET STRUCTURE PER MMS AND REV 2             | AMF | 6  |
| 1-24-15  | REVISED PER AMF'S NOT RFL                              | AMF | 7  |
| 1-24-15  | CLARIFICATIONS, REV. SEWER AT NORTH END, NO OUT OUTLET | AMF | 8  |
| 1-24-15  | REVISED PER CITY REVIEW COMMENTS - 1/10/15 & 1/22/15   | AMF | 9  |
| 2-25-15  | REVISED PER CITY REVIEW COMMENTS - 2/25/15             | AMF | 10 |
|          | DISCUSSION   | AMF | 11 |



