



Heather Shank
City Planner

CITY OF CONCORD

New Hampshire's Main Street™
Community Development Department

Planning Board

Review Comments **Project Summary – Major Site Plan**

Project Name: 310 Loudon Road (2020-38)
Owner: CP Concord LLC
Address: 310 Loudon Road
Map/Block/Lot: 46Z/57

Project Details:

Zoning: Gateway Performance (WP)
Existing Use: Retail and vacant land
Proposed Use: Retail and Restaurant with Drive-through
Lot Coverage Max: 85%
Existing Coverage: 70%
Lot Coverage Proposed: 80%
Lot Area Required: N/A
Lot Area Provided: 234,030 sf (5.4 ac)
Lot Frontage Required: 300'
Lot Frontage Provided: 531'
Building Setbacks Required: 25' front, 25' rear, 25' side
Building Setbacks Provided: 200' front, 185' rear, 152' side

1. General Comments

- 1.1 The following comments pertain to the 20 sheet plan set titled "CP Concord Condominium" prepared BL Companies, dated October 21, 2020 and revised through November 17, 2020.
- 1.2 Comments from the Engineering Services Division are provided in the attached memo.
- 1.3 The application is scheduled to appear before the Architectural Design Review Committee on January 5, 2020.

2. Waivers

- 2.1 The applicant has requested a waiver from Section 18.08 of the Site Plan Regulations (SPR) to not provide a by-pass lane for the inside stacking lane of the drive-through.

3. Technical Review Comments

- 2.1 A New Hampshire Licensed Professional Engineer shall stamp and sign all plans where grading, drainage, and utility information is proposed, in accordance with Section 12.03(2) of the Site Plan Regulations.

- 2.2 A New Hampshire Licensed Landscape Architect shall stamp and sign the Landscape Plans, in accordance with Section 12.03(3).
- 2.4 Dimension the proposed exit from the restaurant parking lot, in accordance with Section 15.04(11) of the Site Plan Regulations (SPR).
- 2.5 On the Demolition Plan, five trees along the northeastern edge of the property are marked for removal. The Site Plan and Landscape Plan show that the trees remain. If these trees are meant to be removed, they will need to be replaced and that should be reflected on the Landscape Plan.
- 2.6 The proposed layout of the drive-through is such that the inside lane does not have access to a by-pass lane as required in Section 18.08 (SPR). The layout must be designed so that there are 11 stacking spaces provided from the order window, and the drive-through lane must be accompanied by an 8' wide by-pass lane.

A reduction in the number of required stacking spaces is possible via a Conditional Use Permit per Article 28-7-4 of the Zoning Ordinance if a traffic study prepared by a licensed Traffic Engineer sufficiently demonstrates a reduced need.

- 2.7 Staff has concerns over the layout of the site, specifically regarding the drive-through stacking lane entrance location. If the stacking lane was to fill up with queuing cars, and cars continued to queue, the result would likely be that the queue would prevent cars from coming into the site via Loudon Road and turning left towards Wal-Mart. Given this potential impact, staff recommends redesigning the site so that any potential overflow from the stacking lane would not block access to other areas of the site.

3. Landscape Plan Comments

- 3.1 Staff recommends that the Applicant explore alternatives to the proposed Flowering Pear trees. Flowering Pear trees are weak wooded, are susceptible to ice storm damage, and have a tendency to split in half. They require vigilant pruning and maintenance, requiring more maintenance than a stronger wooded tree species. The City has concerns that these trees pose a public safety issue. Additionally, this tree has invasive traits and is under consideration for listing under the official invasive species list. Please refer to the Recommended Street Trees list found on page 70 of the 2020 City of Concord Construction Standards for a suitable alternative.
- 3.2 No one species may account for more than 25% of the total tree count, in accordance with Section 27.07(4) (SPR). As a total of 9 trees are proposed, a single species shall have no more than 2 trees proposed.
- 3.3 A calculation of parking area done in Bluebeam shows the area of pavement counted towards required trees is approximately 18,530 sf. The plans show a proposed 9 trees based on a parking area of 18,000 sf. Given the parking area is in excess of 18,000 sf, a tenth tree will be required, in accordance with Article 28-7-10(d) of the Zoning Ordinance.

4. Traffic Study Comments

- 4.1 Clarify which NHDOT count station was used in determining the seasonal adjustment factor required to be made to the August traffic counts.
- 4.2 Provide 2031 No-Build Traffic volumes at the study area intersections, conduct associated intersection operational analyses, and compare these results with the 2031 Build traffic volume conditions, in accordance with Sections 32.08(14) & (15) of the Site Plan Regulations (SPR).
- 4.3 Provide the weekday and Saturday daily trip estimates for the proposed restaurant and re-occupancy of the retail building in accordance with Section 32.08(3) (SPR).

- 4.4 As tabulated in the Appendix of the October 2020 traffic study, the proposed development would have substantial impacts to the southbound left-turn movements from the Wal-Mart southern driveway at the Sheep Davis Road unsignalized intersection. The 2021 No-Build and Build scenarios show an increase of 78.8 seconds during the weekday PM peak hour (210.2 seconds to 289.0 seconds), and by 90.9 seconds during the Saturday midday peak hour (from 214.8 seconds to 305.7 seconds). NHDOT guidance suggests that a project may have a significant impact on traffic operations when there is an increase in delay times of 10 seconds or more when comparing No-Build and Build traffic conditions.

Additionally, the volume-to-capacity ratio (v/c) exceeds 1.00, resulting in a Level of Service (LOS) F for the intersection during the weekday PM peak hour (from v/c 1.03 to 1.24) and the Saturday midday peak hour (from 1.06 to 1.30).

Staff recognizes that these delay times are significant impacts on the interaction with this driveway and Sheep Davis Road. This intersection is outside the City's jurisdiction as it consists of a private driveway and a State maintained highway. Staff recommends that the applicant talk with NHDOT about these impacts and possible mitigation strategies.

- 4.5 The traffic study must contain supporting information on the number of parking spaces required and proposed for the fast-food restaurant and the re-occupancy of the retail building, in accordance with Section 32.02(16) (SPR).
- 4.6 The traffic study should also provide an estimate for the number of cars in the drive-through queue during peak hours.

Prepared by: SCD

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CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

David Cedarholm, PE
City Engineer

MEMORANDUM

TO: Sam Durfee, Senior Planner
FROM: Todd Welch, Civil Engineer Project Manager
CC: Gary Lemay, Associate Engineer
David Cedarholm, City Engineer
DATE: December 8, 2020
SUBJECT: Major Site Plan Review, CP Concord Condominium, 310 Loudon Rd;
Map 46Z, Lot 57; (2020-38)

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

- *Plan*, Land Development Plans for the Proposed Development, CP Concord Condominium 310 Loudon Rd Concord, NH, prepared by BL Companies, dated October 21, 2020 (received on October 21, 2020), and revised on November 17, 2020.
- *Stormwater Management Report*, Proposed Development, CP Concord Condominium 310 Loudon Rd Concord, NH, prepared by BL Companies, dated October 19, 2020, and revised on November 17, 2020.

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

General Comments

1. Final plans shall include a professional engineering certification that is signed.
2. All notes in conflict with City of Concord Construction Standards shall be removed.
3. All site work shall be coordinated with the City of Concord Engineering Services Division, not the General Services Division. Please remove all reference to the General Services Division and replace with Engineering Services Division.

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

Re: Review Comments (2020-38)
Land Development Plans For The Proposed Development,
CP Concord Condominiums, 310 Loudon Rd
Date: 12/8/2020

General Notes (Sheet GN-1)

1. The following notes shall be added:
 - a. All work shall be performed in accordance with the City of Concord's Construction Standards and Details (latest edition).
 - b. All utilities shall be installed underground in accordance with Section 25.02(1) of the Site Plan Regulations.
 - c. The contractor shall obtain Utility Connection Permits from the Engineering Services Division for the proposed water and sewer services; and storm drain connection.
 - d. Upon completion of construction the contractor shall submit as-built drawings to the Engineering Services Division.
 - e. The contractor shall set up a preconstruction meeting with the Engineering Services Division to discuss construction requirements, site inspections, associated fees, schedules, etc.
2. Update Note 16 by removing reference to CTDOT Encroachment Permit Bond.
3. Remove note 85. Sewer and water conflicts shall be addressed per the City of Concord Construction Standards.
4. Remove note 92. The City does not want water and sewer installed in the same trench.
5. Remove note 98. Work shall be done in accordance with City of Concord Construction Standards.

Overall Site Plan (OSP-1)

1. Engineering recommends revisiting the drive thru layout. Without two menu ordering boards customers will likely get confused about what lane to be in prior to ordering.
2. Way finding signs should be added where appropriate. For example, a do not enter sign should be installed at the exit of the drive thru.

Site Plan (Sheet SP-1)

1. Only 1 of the accessible parking spaces qualifies as van accessible. A van accessible sign should not be installed in front of both spaces.
2. A "No Parking" sign shall be installed in front of access aisles.
3. Leader note to provide handicapped parking signs references signs "B" and "C". These signs could not be located in the plan set.

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4. It is not clear what standard duty bituminous pavement is. A detail shall be added to the plan set.
5. The proposed loading area does not appear to provide enough space to maneuver a tractor trailer. Please verify.
6. There is a short concrete island next to the loading zone. Why is that size and why is it being used?
7. Bicycle accommodations shall be provided in accordance with Chapter 4 Section 30 of the City of Concord Site Plan Regulations.
8. Snow storage areas shall be shown on the plans in accordance with Chapter 4 Section 18 of the City of Concord Site Plan Regulations.

Grading and Drainage Plan (Sheet GD-1)

1. The City requires inverts be constructed in drain manholes. See detail SD3. DMH 15 should be replaced with a larger manhole to accommodate the new invert and to ensure the structural integrity of the manhole given it will have 5 pipes (three 15" pipes and one 12" pipe) entering it.
2. Please verify if the existing 15" pipe exiting Ex DMH15 needs to be replaced with a larger pipe to accommodate new flow. With two 15" pipes and a 12" pipe bringing flow to Ex DMH 15 it would seem the exiting 15" pipe would be undersized.
3. Please confirm the water quality unit is properly sized to treat the first 1" of rainfall in accordance with NHDES Stormwater Manual Volume 2 Chapter 2.
4. Site inspection of drainage pond DP-1 revealed it has not been maintained. There are large trees and brush growing inside it. Maintenance of this pond is required as part of this development.

Site Utilities Plan (SU-1)

1. City private property plan index, 1992 plan #2413, shows sewer and water are run onto the property and capped. It appears the sewer is being utilized. The 2" ductile iron water service does not appear to be utilized. The City has measurements that can be provided so the stub can be located.
2. The domestic and fire suppression lines must separate outside the building as per the City of Concord Detail W-6.
3. There are no cleanouts shown after the grease trap as required per City of Concord Construction Standards.

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4. The leader note that calls for 19 LF of 2" Schedule 40 sanitary forced main needs to be updated to account for the 10 LF of gravity SDR35 pipe required before the manhole.
5. SDR 26 pipe shall be used for the forced main service not schedule 40 pipe as per City of Concord Construction Standards.
6. A letter from a licensed fire suppression engineer certifying the fire suppression line provides enough flow shall be provided.

Drainage Report

1. The Hydro CAD diagrams do not show any flow to catch basins.
2. On page 5 of the drainage report the post runoff exceeds the pre-runoff for the 10yr, 25yr, and 100yr storm events. This does not meet the requirements found in Chapter 4 Section 22 of the site plan regulations.
3. On page 4 the description for subcatchment PDA-200 has stormwater flowing to "Wet Pond DP-2". From City aerial imagery this is not a pond. Further the Hydro CAD diagram has DP-2 labeled as a swale.
4. The existing pond and swale designs are not shown. This makes validating the drainage report information unfeasible.
5. How was it determined pond 1 is just a retention pond and not an infiltration pond?

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
 - b. Utility Connection Permits for sewer, and water.
3. Performance surety (bond, letter of credit, or cash deposit) for site stabilization. The surety amount for this project has been set at \$5,000 based on a 1 ac disturbance area.
4. Advanced deposit for site construction inspection fees (initial deposit amount determined by Engineering based on the project schedule and estimated services, final inspection fee to be adjusted based on actual services rendered). A project schedule should be submitted a min. of two weeks prior to the pre-construction meeting for use in

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establishing the deposit amount. (submit deposit a min. of three days prior to pre-construction meeting)

5. Water and Sewer Investment Fees will need to be paid (as part of the utility connection permit process).
6. Shop drawings/submittals should be submitted to Engineering.
7. Prior to the construction of any site improvements not approved by the Planning Board the applicant/owner shall consult the Planning Division to determine if Site Plan Approval will be required.