JONES & BEACH
ENGINEERS INC.
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November 13, 2018

Horizons Engineering
Attn. Will Davis, P.E., LEED AP
176 Newport Road, PO Box 1825
New London, NH 03257

RE: Response Letter – Horizons Engineering Comments
Parkside Road, New London, NH
Tax Map 72, Lots 17
JBE Project No. 17190

Dear Mr. Foley,

Jones & Beach Engineers, Inc. has received review comments from Horizons Engineering dated September 24, 2018. Horizons Engineering review comments are listed below with our responses in bold.

Site Plan Review Regulations:

ARTICLE VI. STANDARDS AND REQUIREMENTS FOR PROPOSED DEVELOPMENTS

B. Solid Waste Collection & Storage Areas

- *Locations of facilities and details for screening do not appear to be shown on the plans.*
  RESPONSE: Dumpsters for the MC/AL/IL main structure will be located within the building near the garage area of the IL building. Stand-Alone units to utilize curbside pick-up.

G. Water Drainage

- *The site plan requires compliance with the Stormwater & Erosion Control Design Standards of the Subdivision Regulations. See below for comments on compliance with that regulation.*
  RESPONSE: See below.

Q. Fire Protection:

- *We assume the Fire Chief will be reviewing the plans.*
  RESPONSE: The applicant has and will continue to work with the Fire Chief on emergency access and building access for the ladder truck. All units are design to be sprinklered.

Zoning Ordinance

ARTICLE XIX. PLANNED UNIT DEVELOPMENT

B. 6. Buffer Strip

- *A buffer strip with either natural vegetation or proposed plantings is required for a 75' wide strip around the perimeter of the property. It appears that the required buffer is missing along the cut slope at the property line with Tax Map 72, Lot 16 (hospital parcel). It also appears that Wet Pond #5 where Clough Circle intersects with Parkside does not have a planted buffer.*
  RESPONSE: The plans anticipate connecting the parking area near the MC unit to the hospital lot. An amended parking lot for the hospital (to be approved under a separate application) plan will show the pedestrian connection. Parking adjacent to the MC Unit is shown on the emergency access road extension due to the topography in this area. We will be asking the Planning Board to allow these spaces to be constructed in the 75-foot buffer. We have discussed the wet pond vegetative buffer with the New London DPW, this pond will accepted water in flood conditions, in the Parkside road area. Although portions of the 75' vegetated buffer will be utilized for stormwater pond construction, all units will be screened from Parkside by either existing vegetation or roadside plantings.

B. 8. Open Space Requirements

- *It does not appear that the 50% open space area has been defined on the plans.*
  RESPONSE: This has been added to the plans.

- *Sections B. 8. c-e outline requirements for management, ownership, etc. of the open space which should be reviewed by the Planning Board.*
  RESPONSE: Open Space and trails to be maintained by Continuum.

Subdivision Regulations

SECTION VI. STANDARDS FOR SUBDIVISION DESIGN

Stormwater & Erosion Control Design Standards were reviewed for compliance with "big picture" items. We did not review detailed stormwater calculations or detention and treatment system designs.

L. (2) Stormwater Recharge

- *New London regulations require a greater volume of groundwater recharge than is required by state rules. According to the Drainage Analysis provided, the project as proposed will provide groundwater recharge that will comply with New London regulations.*
  RESPONSE: No response.

L. (4) (b) (1) Peak Runoff

- *Based on the Drainage Analysis provided, it appears that the peak runoff requirement has been met for the 1, 2, 10, 25, 50, and 100-year storm events for all analysis points except for AP#4. AP#4 is the westernmost culvert that passes under Parkside Road. It is shown to have an increase in the peak rate of runoff for the 100-year event from 44.31 cfs in the pre-development condition to 47.93 cfs in the post-development condition. The size of this culvert is not noted on the plans. We recommend this culvert be analyzed to determine the impact.*
  RESPONSE: AP #4 has been revised to more closely match the Pre-development peak flow in the 100-year storm event. At the request of the DPW, the existing culvert under Parkside road defined as AP #4 is proposed to be replaced with a 2' x 4' box culvert to eliminate flooding issues on the north side of Parkside Road.

M. Landscape Design Standards for Stormwater Treatment

- *The plan set does not appear to include a planting plan or planting notes for the proposed stormwater treatment areas other than loam, mulch, and grass seed mix specifications.*
  RESPONSE: Stormwater features consist of Infiltration Ponds and Wet Ponds. It is undesirable to have vegetation other than wetland plants within a wet pond or infiltration pond. Stormwater features are proposed to be seeded with a wetland seed mix to mimic a natural wetland.

N. (3) (c) Street Design Standards – Alignment

- *The horizontal alignment tangent section between reverse curves is less than 100 feet in two locations: Hope Stryker Drive Sta. 4+25 and Griffin Way Sta. 21+00. Due to the proposed nature of these interior roads, we do not feel this presents any issues as long as the Fire Chief concurs on the design proposed for emergency access.*
  RESPONSE: Hope Stryker Drive will remain a private road, Griffin Way has been checked for fire truck turning motions and is designed to be a low M.P.H. roadway.

N. (5) Street Design Standards – Right-of-Way (R.O.W.)

- *No R.O.W. was shown for proposed roads in the development. Therefore, our review assumed the roads are proposed to remain private.*
  RESPONSE: R.O.W. lines have been added to Clough Circle and Griffin Way to allow the developer to request the Town to accept them at some future date.

General Comments

1. *The landscaping plans, Sheets L1 – L2, do not appear to match the grading plans, Sheets C3-1 – C3-3. In particular, the generator location behind the Continuing Care Facility and stormwater pond #2 appear to be different. We recommend the applicant review and revise as necessary.*
   RESPONSE: Plans have been coordinated with landscape plans.

2. *The project will require permits from NHDES Alteration of Terrain Bureau and NHDES Wetlands Bureau. The project will also require compliance with the Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) Construction General Permit (CGP), which will require preparation Storm Water Pollution Prevention Plan (SWPPP) and regular erosion and sediment control monitoring.* **RESPONSE: Applicant is aware of the permitting requirements of this project. The applicant is currently working with State Agencies to obtain the required permits. A SWPPP will be prepared prior to construction and NOI obtained.**

Thank you very much for your time. If you have any questions, or need further assistance, please contact our office.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Barry Gier, P.E.
Vice President

cc: