

June 25, 2021

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

**RE: Request for Site Plan Amendment – 3G Eagle, LLC Mixed Industrial Facility (2021-09)  
25 Henniker Street, Concord, NH**

Dear Planning Board:


Wilcox & Barton, Inc. is submitting this letter to request approval of revisions made to the previously approved plans for 3G Eagle, LLC Major Site Plan application (file no. 2021-09). New tenants for the facility require additional loading docks and trailer truck parking. Enclosed please find electronic copies of the revised plans C1.2, C1.4, and L-01. The plans have been revised as follows:

- The 61-foot concrete retaining wall has been shifted to the next available bay to provide four loading dock bays.
- Another catch basin (N- CB 6) has been provided to capture and convey stormwater in front of the additional loading docks to the infiltration gallery.
- A five-foot-wide concrete staircase has been added adjacent to the loading docks for access to the building interior. Grades in the adjacent landscaped area have been adjusted for the staircase.
- As described in the approved C1.4 plan, the five-foot-wide sidewalk connecting the 12-space parking lot to the truck loading area has been relocated to the east end of the parking lot with an access aisle.
- The six-foot-wide strip of interior island landscaping between the 14 parking spaces along the driveway has been removed (294 SF) to provide five 44-foot-long spaces for truck trailer parking and four 22-foot-long truck parking spaces. Truck turning movements have been provided to show adequate space for vehicle parking. See revised sheet C1.4.
  - The proposed interior parking lot landscaping area is 2,229 square feet, where 1,084 square feet is required.
  - One additional tree and twenty-five shrubs are proposed to be planted to mitigate the reduction in landscaping area.
  - The area of the eliminated island landscaping is proposed to continue to be treated by the infiltration gallery. This adjustment was made in our stormwater model and did not show a change to the peak flow and volume of stormwater runoff. A report detailing these stormwater model revisions has been provided.
- The new tenant of Suite 2 will use the space for Wholesale Storage and Distribution. The required parking for this use is 1 space for every 1,500 square feet of gross floor area. Suite 2 is 12,912 square feet in area and now requires 9 parking spaces where previously it required 33. In total, 55 parking spaces are proposed where 45 spaces are required. The owner may still elect to defer parking along the north edge.

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  
Vice President of Civil Engineering

Attachments: Revised Site Plan C1.2  
Revised Alternative Site Plan C1.4  
Revised Planting Plan L-01  
Revised HydroCAD Report