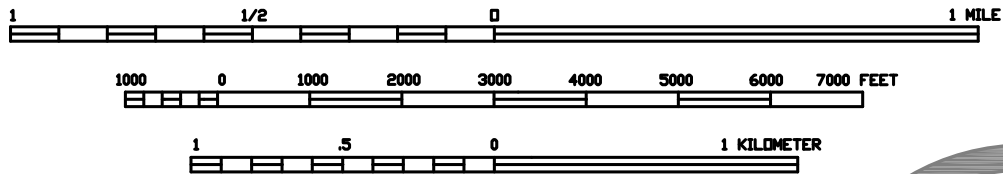
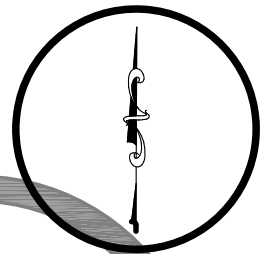


SCALE: 1:24,000



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988



DATE JUNE 12, 2019	SCALE As shown	FILE BACC0002_Site Location Map
APPROVED BY ERL	DRAWN BY ARC	REVISED
CLIENT BANKS CHEVROLET	JOB NUMBER BACC0002	
LOCATION 129 MANCHESTER STREET CONCORD, NH 03301	MAP SOURCE Concord, NH USGS QUAD 2018	

Wilcox & Barton INC.
CIVIL • ENVIRONMENTAL • GEOTECHNICAL

SITE LOCATION MAP

Figure 1

Narrative

Project: Banks Chevrolet Expanded Vehicle Storage
Address: 129 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. The new driveways will be gated and used for maintenance and emergency access only. The locks will be coordinated with the Concord Fire Department to permit emergency access. 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.

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